

VIEW FROM TELEGRAPH AVENUE - CORNER



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TELEGRAPH

Berkeley, CA

08.05.2022 ZONING APPLICATION
10.07.2022 ZONING RESUBMISSION
11.11.2022 ZONING RESUBMISSION

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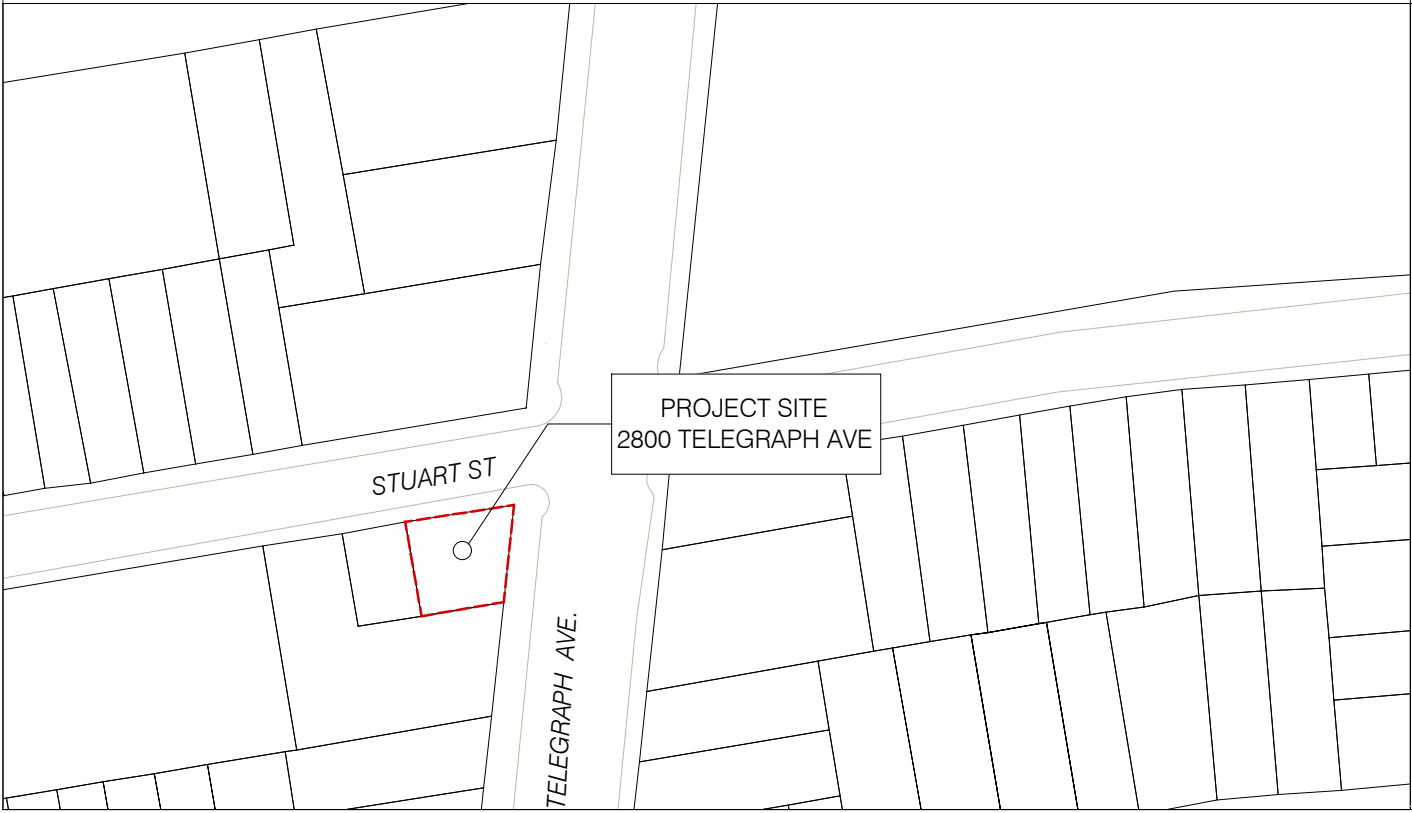
JOB: 2140

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
Adlaim Karim
3076 Virden Ave
Oakland, CA 94619
510.336.1852
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ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 2800 Telegraph Ave.
Berkeley, CA 94705 (APN: 053 168900100)

SCOPE OF WORK:
REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURE & CONSTRUCTION OF A
NEW 6-STORY RESIDENTIAL BUILDING WITH 16 DWELLING UNITS, GROUND LEVEL
LOBBY

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

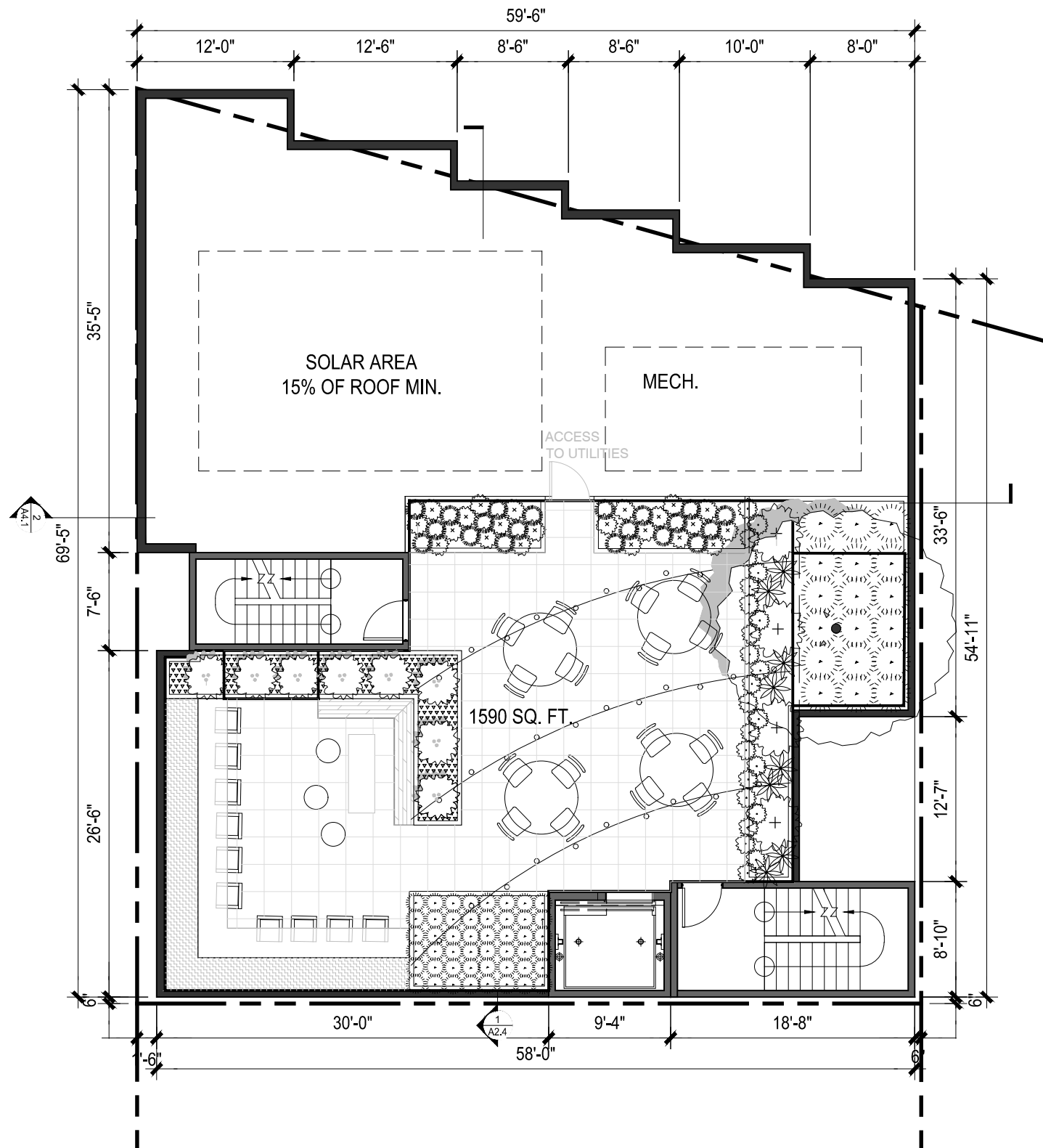
ZONING: C-C

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

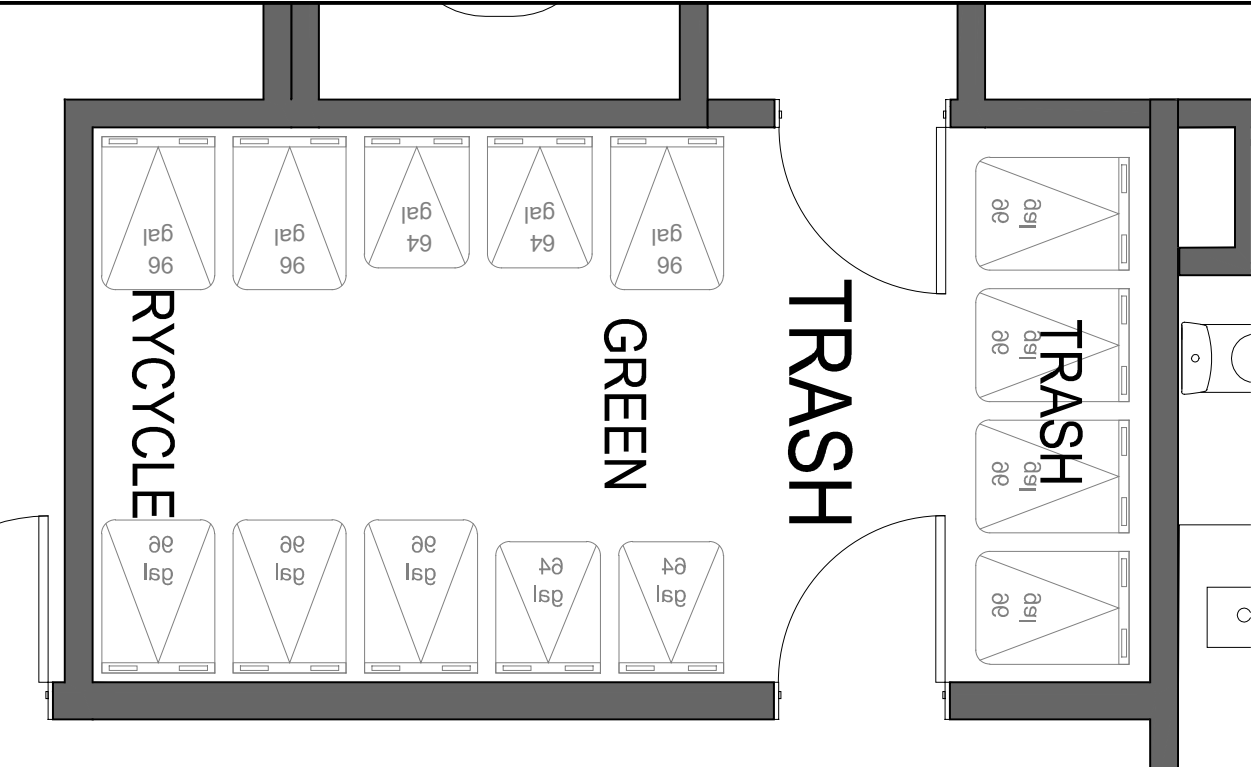
SHEET NO. & TITLE ARCHITECTURAL	
A0.0 GENERAL INFORMATION	A3.1 BUILDING ELEVATIONS
A0.1 ZONING DATA	A3.2 BUILDING ELEVATIONS
A0.3 DENSITY BONUS	A3.3 BUILDING ELEVATIONS
A0.4A SHADOW STUDIES	A3.4 BUILDING ELEVATIONS
A0.4B SHADOW STUDIES	A3.5 STREET STRIP ELEVATIONS
A0.4C SHADOW STUDIES	A3.6 PHOTO CONTEXT VIEWS
A0.5 SITE CONTEXT PHOTOS	A3.7 PHOTO CONTEXT VIEWS
A0.6 VICINITY MAP	MAT BUILDING MATERIALS
A1.0 SURVEY	A3.8 CONCEPTUAL RENDERING
A2.0 EXISTING SITE PLAN	A3.9 CONCEPTUAL RENDERING
A2.1 GROUND FLOOR PLAN	A3.10 CONCEPTUAL RENDERING
A2.2 PLAN AT LEVELS 2-5	A5.1 GRADING PLAN
A2.3 ROOF PLAN	L1.0 LANDSCAPE PLAN AT STREETSCAPE
A2.4 SECTION	L2.0 LANDSCAPE PLAN AT ROOF DECK
	H.0 HYDROZONE PLAN AT ROOF DECK

OPEN SPACE DIAGRAMS



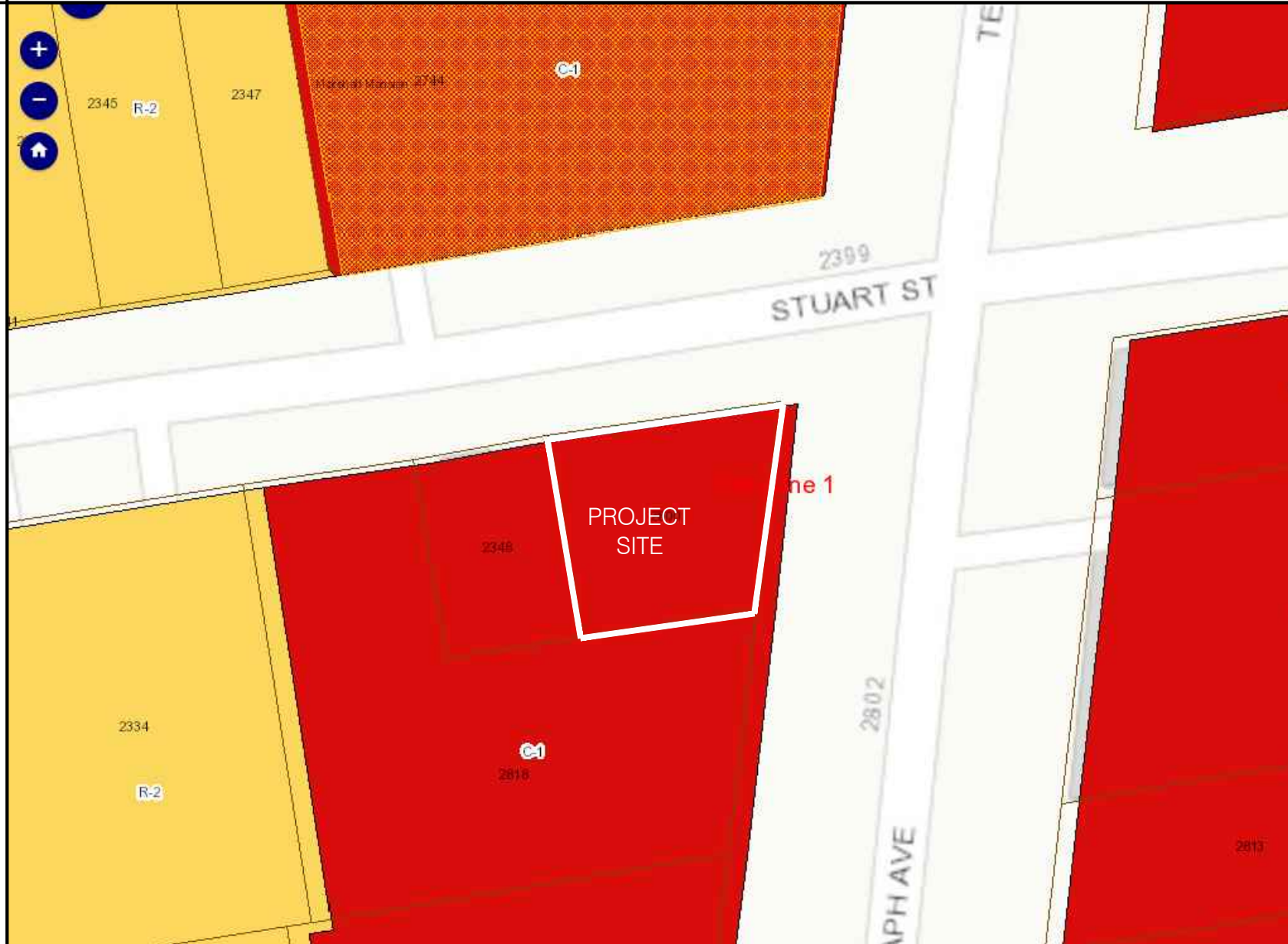
ROOF LEVEL

REFUSE AND RECYCLING

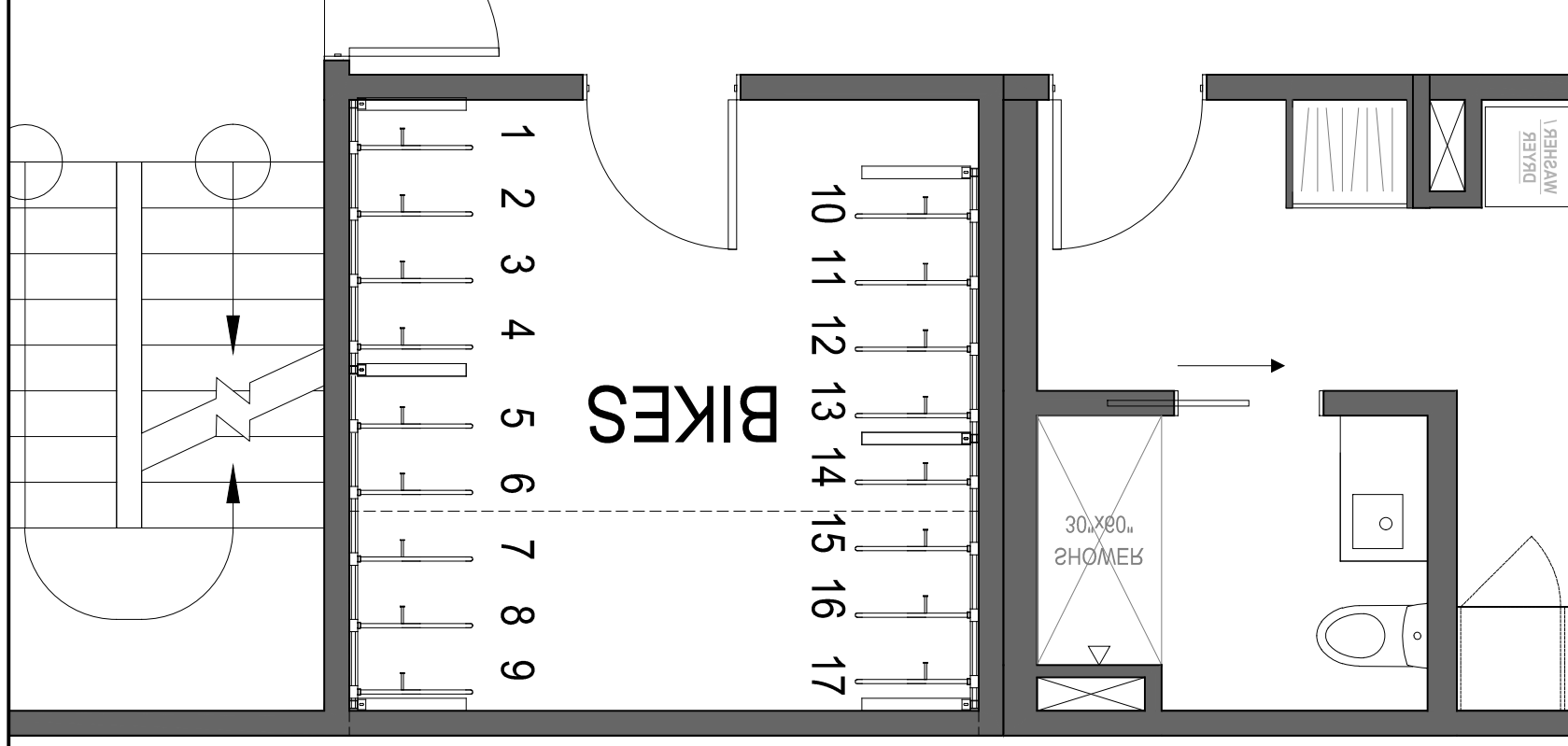


Waste and Recycling Calculation						
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3	Waste (40%)	Recycling (40%)	Organics (20%)
51	1.33	68	5.65 cy	1,131 gal	2.26 cuft	452 gal
Space Calculation			Container Quantities	Space Required	150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required
3 cy bin (605 gal)				28 sf		sf
96 gallon cart	5	5		7 sf	70 sf	
64 gallon cart			4	6 sf	22 sf	
Total capacity	480 gal	480 gal	256 gal	92 sf	138 sf	138 sf

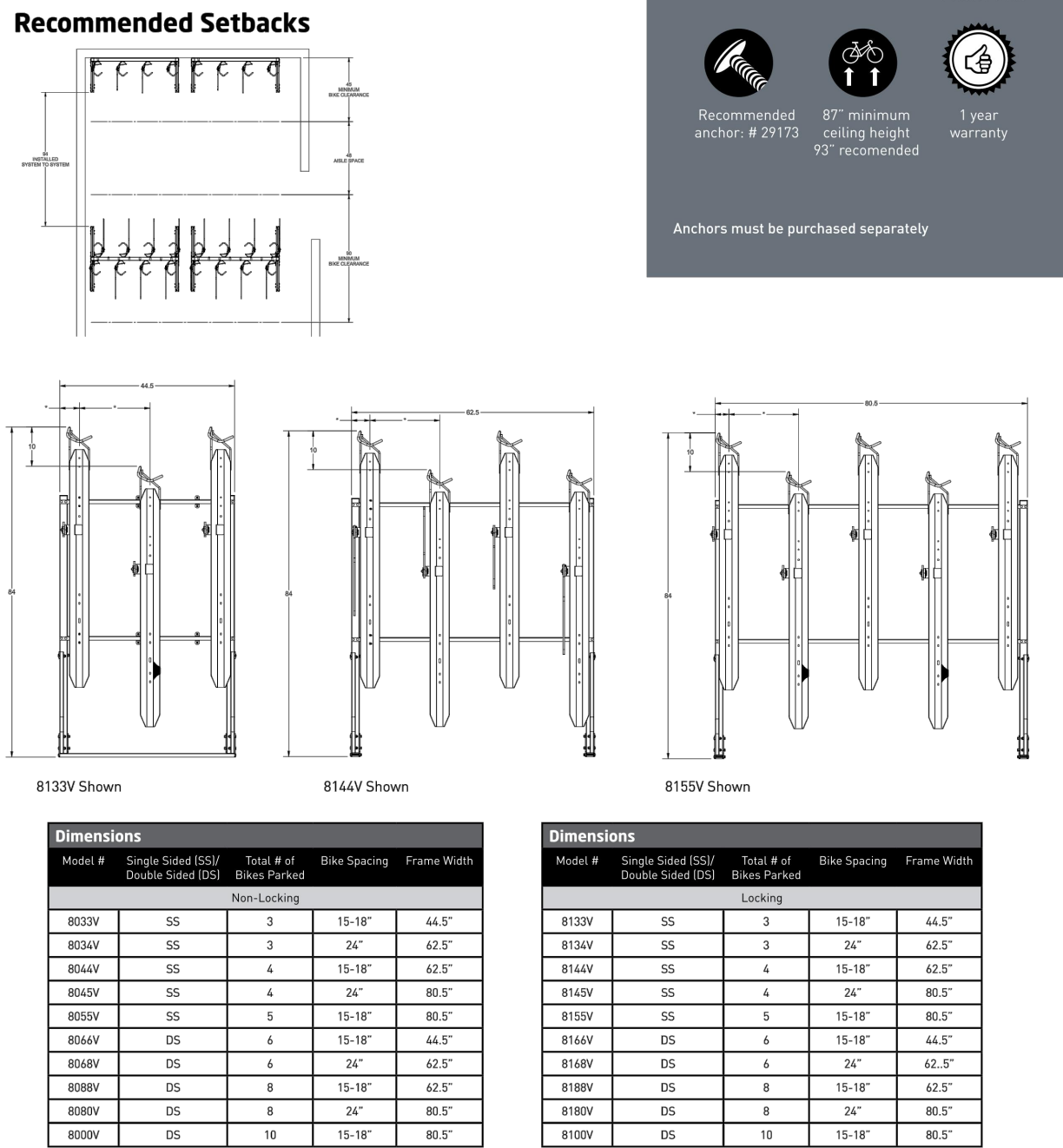
ZONING MAP



BIKE ROOM



Vertical Rack



Our Saris Infrastructure representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Saris Infrastructure 800.783.7287 www.sarisinfrastructure.com

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	C-C			
LOT AREA	3,695	3,695	3,695	
LOT AREA (ACRES)	0.08	0.08	0.08	
NUMBER OF DWELLING UNITS	N/A	N/A	16	
SETBACK - FRONT (TELEGRAPH) 1ST - 3RD STORY	15'	No min.	0' to 3'-3"	COMPLIES W/UP
SETBACK - REAR 1ST - 3RD STORY	15'	No min.	6"	COMPLIES W/UP
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	No min.	6"	COMPLIES W/UP
SETBACK - INTERIOR SIDE 3RD STORY	6'	No min.	6"	COMPLIES W/UP
SETBACK - STREET SIDE (STUART ST) 1ST STORY	6'	No min.	0' to 1'-6"	COMPLIES W/UP
SETBACK - STREET SIDE (STUART ST) 2ND STORY	8'	No min.	0' to 1'-6"	COMPLIES W/UP
SETBACK - STREET SIDE (STUART ST) 3RD STORY	10'	No min.	0' to 1'-6"	COMPLIES W/UP
BUILDING SEPARATION 1ST STORY	8'	No min.	6"	COMPLIES W/UP
BUILDING SEPARATION 2ND STORY	12'	No min.	6"	COMPLIES W/UP
BUILDING SEPARATION 3RD STORY	16'	No min.	6"	COMPLIES W/UP
BUILDING HEIGHT	35'	35'	70'-5"	COMPLIES W/WAIVER
BUILDING STORIES	3	3	6	COMPLIES W/WAIVER
LOT COVERAGE (CORNER LOT, 3 STORIES)	45%	100%	93%	COMPLIES W/WAIVER
BUILDING FOOTPRINT	1,663	3,695	3,441	COMPLIES W/UP
FAR	2.7	no max.	5.19	COMPLIES
TOTAL GSF	9,811	NA	19,936	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	200sf /unit	200sf /unit	SEE TABLE	COMPLIES W/ CONCESSION
PARKING	0	0	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS

	RESIDENTIAL	TOTAL
LEVEL 6	3,140	3,140
LEVEL 5	3,140	3,140
LEVEL 4	3,140	3,140
LEVEL 3	3,140	3,140
LEVEL 2	3,140	3,140
GROUND LEVEL (EXCLUDES PARKING)	2,687	3,482
TOTAL FLOOR AREA W/ DENSITY BONUS	18,387	19,182

UNIT COUNTS

UNIT TYPE	STUDIO	3-BED	4-BED	TOTAL
LEVEL 6	0	2	1	3
LEVEL 5	0	2	1	3
LEVEL 4	0	2	1	3
LEVEL 3	0	2	1	3
LEVEL 2	0	2	1	3
GROUND LEVEL	1			1
TOTAL	1	10	5	16
PERCENT OF TOTAL	6%	62.5%	31.3%	
TOTAL BEDROOMS	1	30	20	51

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE	16	200	3,200	
TOTAL CONCESSION REQUESTED			1,610	
TOTAL AREA PROVIDED			1,590	700
ROOF DECK			1,590	700

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	51	1	3	17	17
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	51	1	40	2	2
TOTAL BICYCLE PARKING				19	19

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL REQ	PROPOSED
RESIDENTIAL (none required per Table 23.322-2)	16	0	0	0	1
TOTAL					1

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	3197
TOTAL AREA OF ROOFTOP ELEMENTS	299
% AREA OF ROOFTOP ARCH. FEATURES	9.4%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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Berkeley, CA

05.2022 ZONING APPLICATION

07.2022 ZONING RESUBMISSION

01.2022 ZONING RESUBMISSION

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2140

ZONING DATA

A0.1

PANORAMIC
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TELEGRAPH

Berkeley, CA

08.05.2022 ZONING APPLICATION

10.07.2022 ZONING RESUBMISSION

11.11.2022 ZONING RESUBMISSION

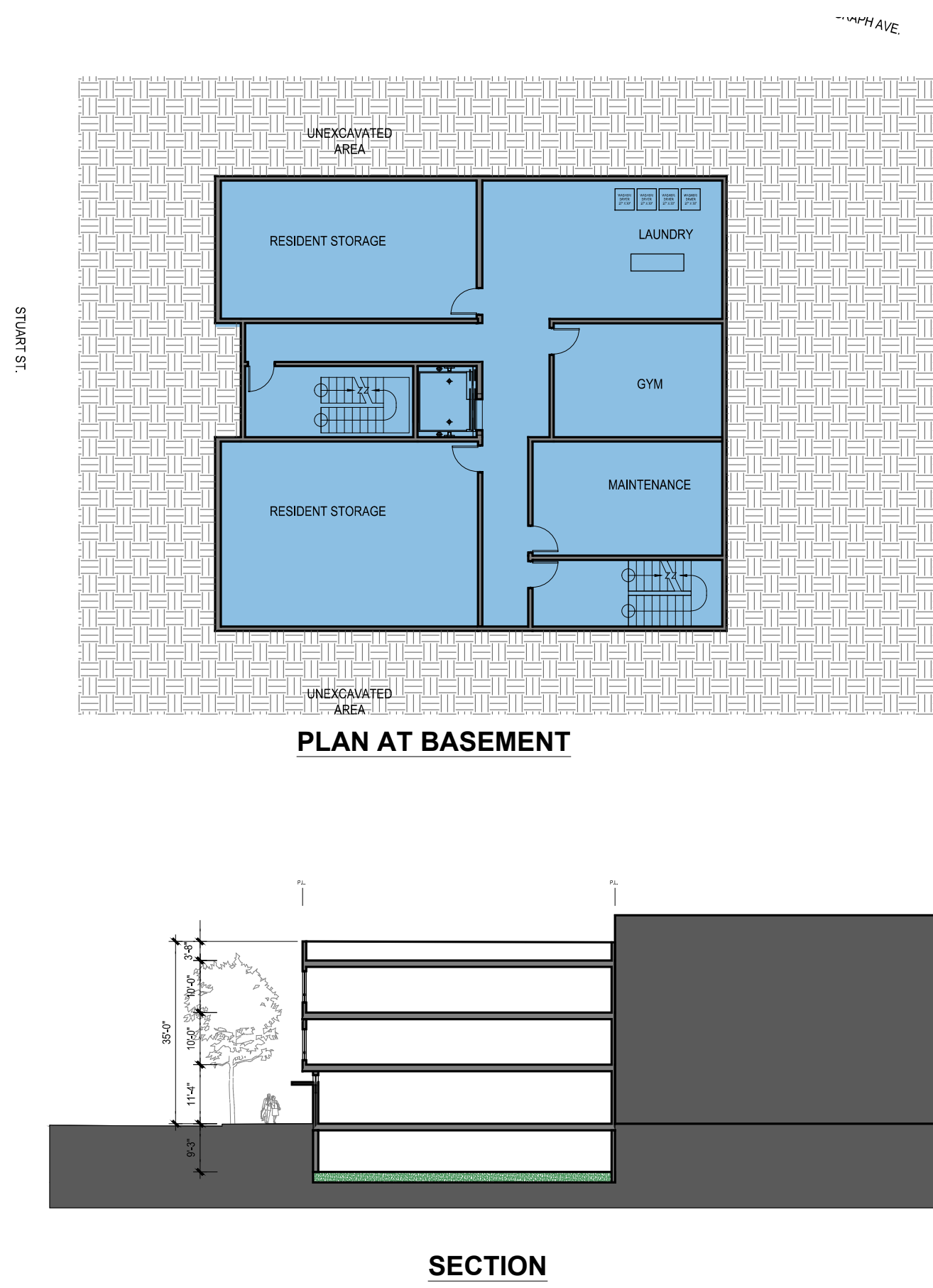
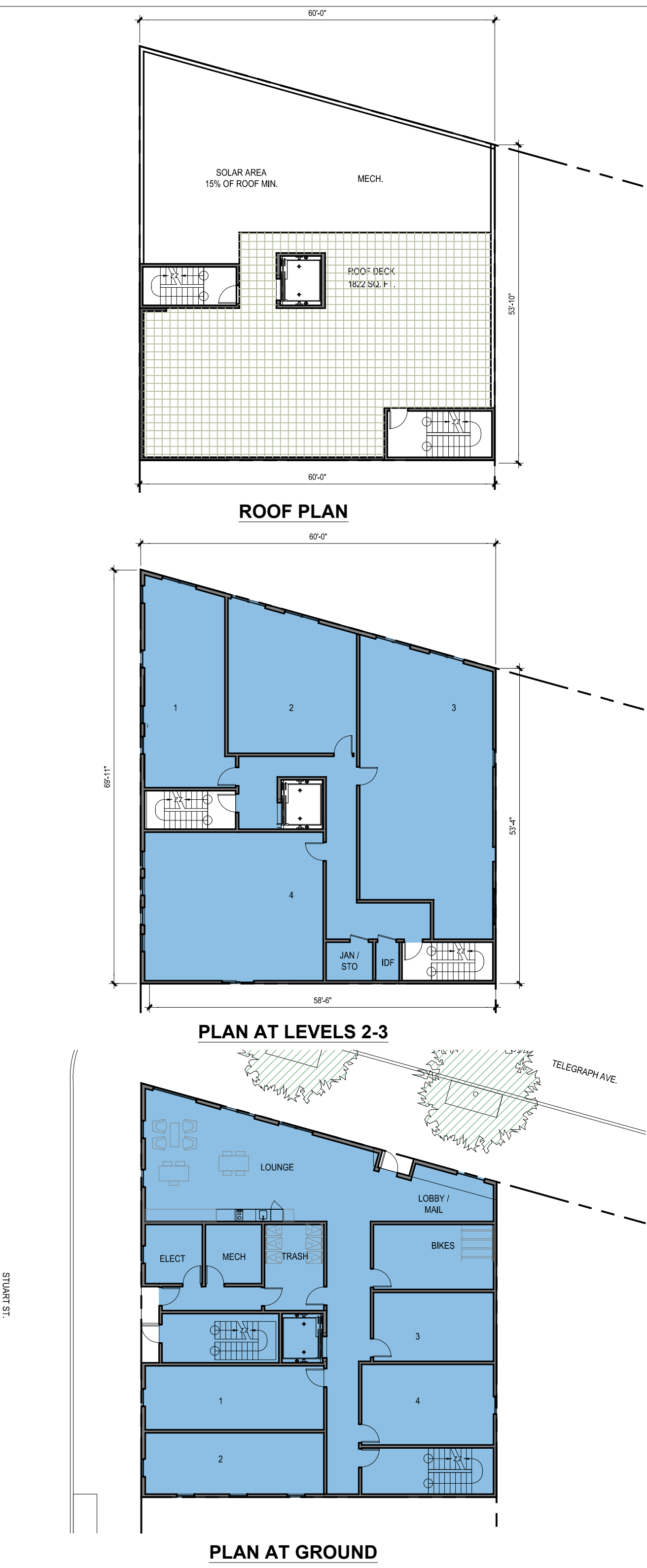
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JOB: 2140

SHEET:

EXISTING
DENSITY BONUS
DIAGRAMS

A0.3A



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PANORAMIC 2800 TELEGRAPH

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JOB: 2140

SHEET: 10

EXISTING DENSITY BONUS DIAGRAMS

A0.3B

Density Bonus Table									
Base Project	Base# Units	Base # Units (round up)	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
13,748	11.96	12	8%	0.96	1.00	27.5%	3.3000	4	16

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
			1	5%	20.0%	15	1
	Sixth	3140	1	6%	22.5%	15	1
	Fifth	3140	1	7%	25.0%	15	1
	Fourth	3140	1	8%	27.5%	16	1
3,445	Third	3140	2	9%	30.0%	16	1
3,445	Second	3140	2	10%	32.5%	16	2
3,643	Ground	2687	2	11%	35.0%	17	2
3,215	Basement		2	12%	38.75%	17	2
13,748		18,387	2	13%	42.5%	18	2
		1.34	2	14%	46.3%	18	2
			2	15%	50.0%	18	3
Base Project # of Units	Floor	Proposed Project # of Units	Concessions				
	sixth	3	1 Usable Open Space				
	Fifth	3					
	Fourth	3	Proposed Area: 18,387				
4	Third	3					
4	Second	3	Proposed Units: 16				
4	Ground	1					
12		16	Average Unit Size: 1,149				
1,146	Avg. Unit Size	1,149	Total Units:				

	Res. Area	Total GFA
GFA	13,748	13,748
Site Area	3,695	
FAR		3.721

	Roof Area	%	Required	Provided
Area	3,600	4%	144	144

	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	CODE SECTION	PROPOSED BASE PROJECT	ZONING BASE COMPLIANCE
ZONING			C-C		
TOTAL LOT SIZE (SQ. FT.)			3,750		
TOTAL LOT SIZE (ACRES)			0.09		
LOT COVERAGE	45%	100%		91%	COMPLIES
FLOOR AREA RATIO (FAR)	No max.	No max.		2.87	COMPLIES
HEIGHT - FEET	35'-0"	35'-0"		35'-0"	COMPLIES
HEIGHT - STORIES	3	3		3	COMPLIES
SETBACK - FRONT (TELEGRAPH) 1ST - 3RD STORY	15'	No min.	23.204.050.D.3.	0' AND 3'	COMPLIES
SETBACK - REAR 1ST - 3RD STORY	15'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - INTERIOR SIDE 3RD STORY	6'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 1ST STORY	6'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 2ND STORY	8'	No min.	23.204.050.D.3.	0'	COMPLIES
SETBACK - STREET SIDE (STUART ST) 3RD STORY	10'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 1ST STORY	8'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 2ND STORY	12'	No min.	23.204.050.D.3.	0'	COMPLIES
BUILDING SEPARATION 3RD STORY	16'	No min.	23.204.050.D.3.	0'	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0	Table 23.322-2	1	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	8	8		8	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	1	1		1	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	1800	1800		1,822	COMPLIES

	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL (none required per Table 23.322-2)	0'			0	1

	QNTY	BIKES	PER	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	24	1	3	8	8
RESIDENTIAL (SHORT TERM)	24	1	40	1	1

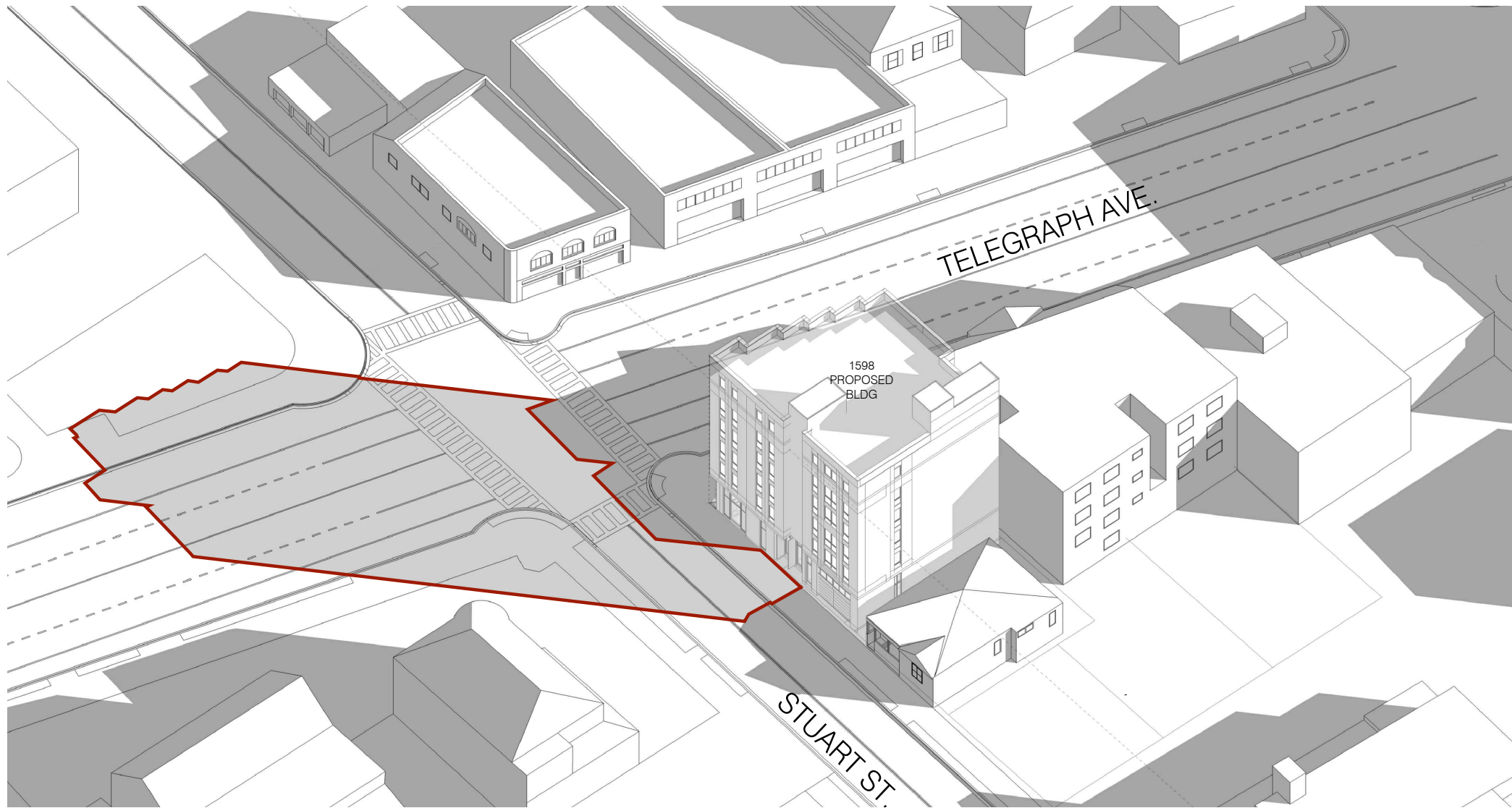
	UNITS	SF / UNIT	TOTAL
RESIDENTIAL REQUIREMENT	9	200	1,800
ROOF DECK			1,822
TOTAL PROVIDED			1,822

RESIDENTIAL			TOTAL
ROOF			-
LEVEL 3	3,674		3,674
LEVEL 2	3,674		3,674
GROUND LEVEL	2,628		2,628
TOTAL	9,976	-	9,976

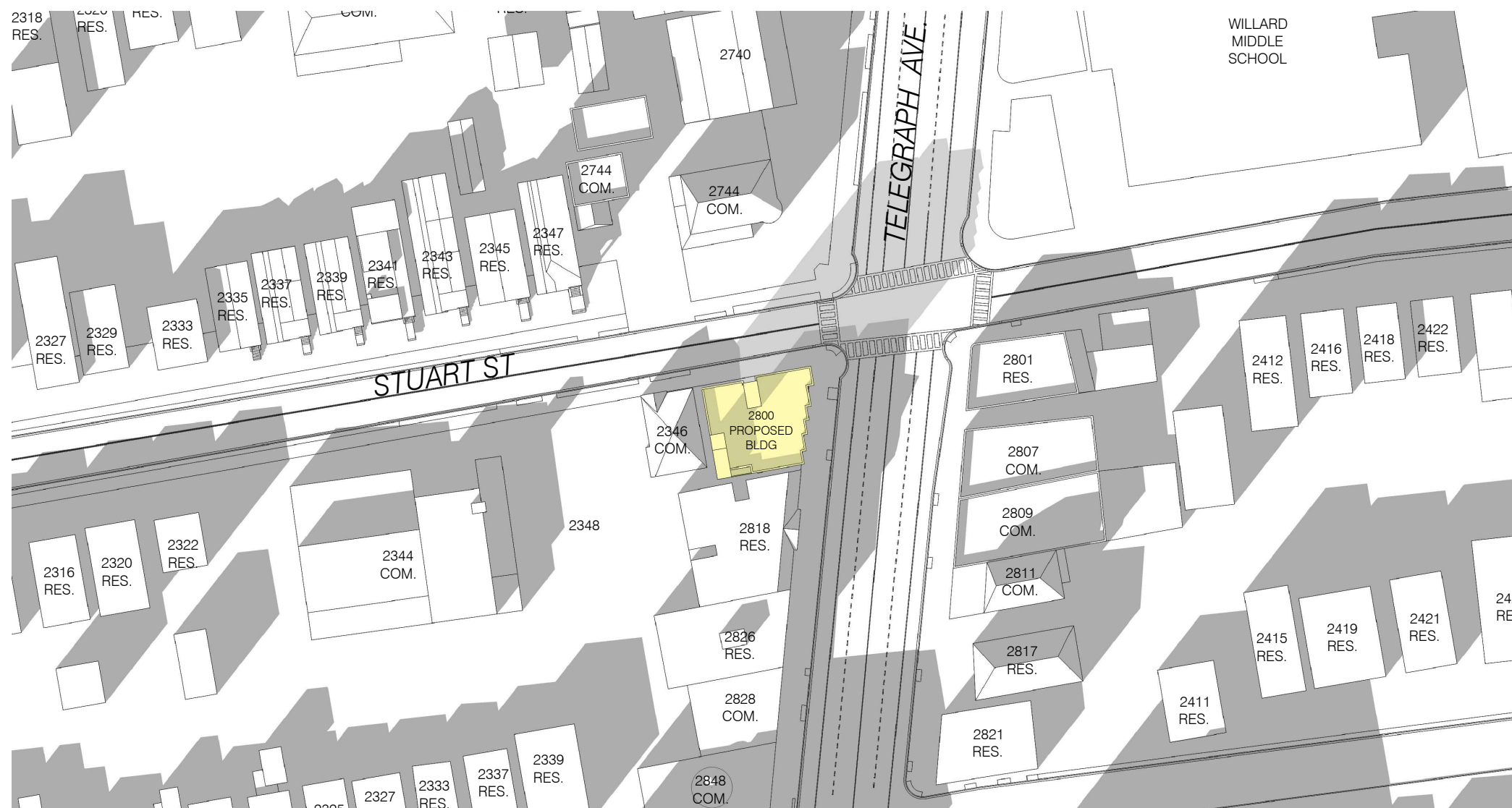
	STUDIO	3-BR	4-BR	TOTAL
ROOF				
LEVEL 3	1	3		4
LEVEL 2	1	3		4
GROUND LEVEL			1	1
BASEMENT				
TOTAL UNITS	2	6	1	9
BEDROOMS / UNIT	1	3	4	
TOTAL BEDROOMS	2	18	4	24
BEDS / UNIT	1	3	4	
TOTAL BEDS	2	18	4	24

WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
 - NEW SHADOW AT RESIDENTIAL BUILDING
- ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



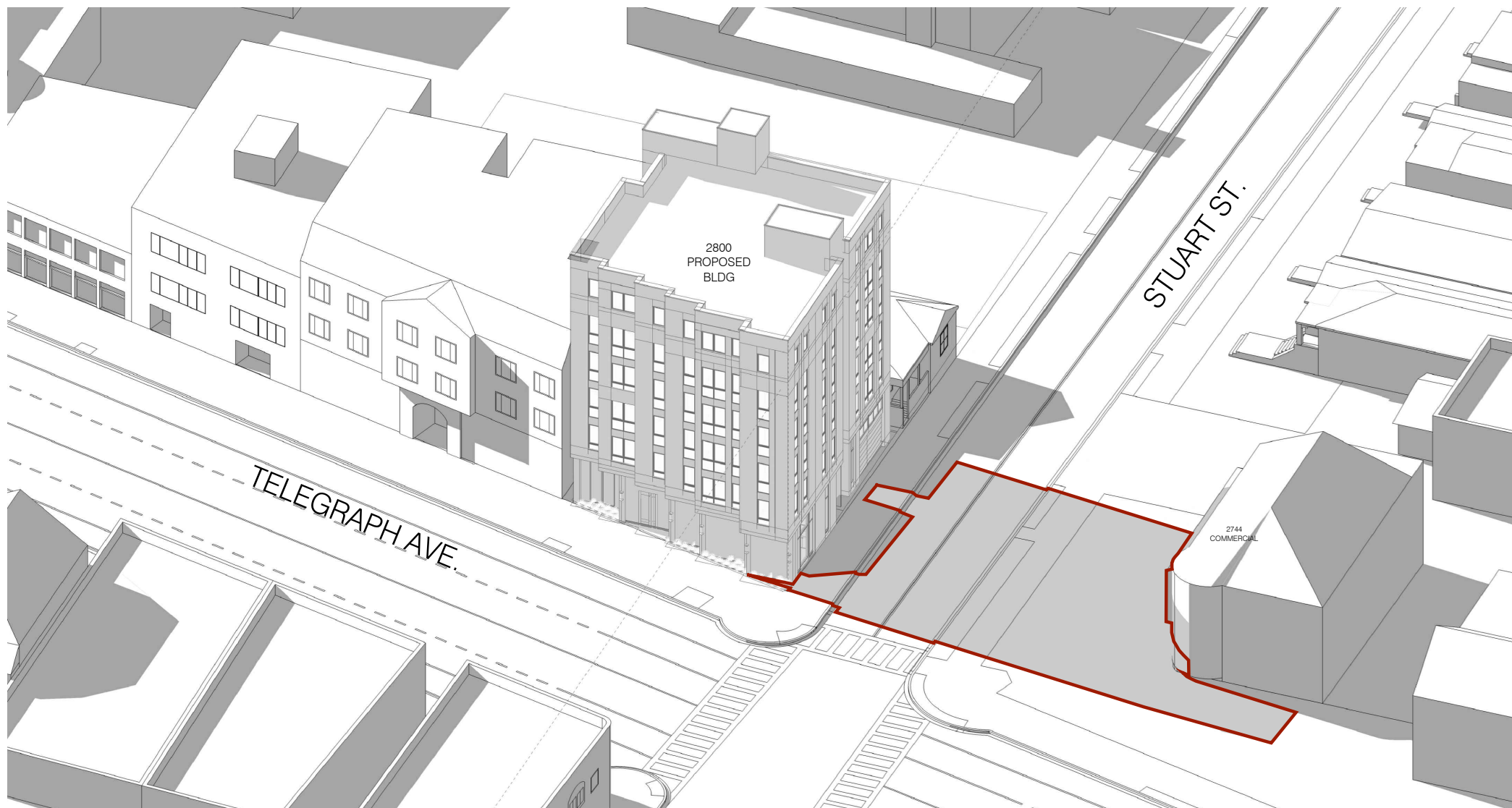
6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



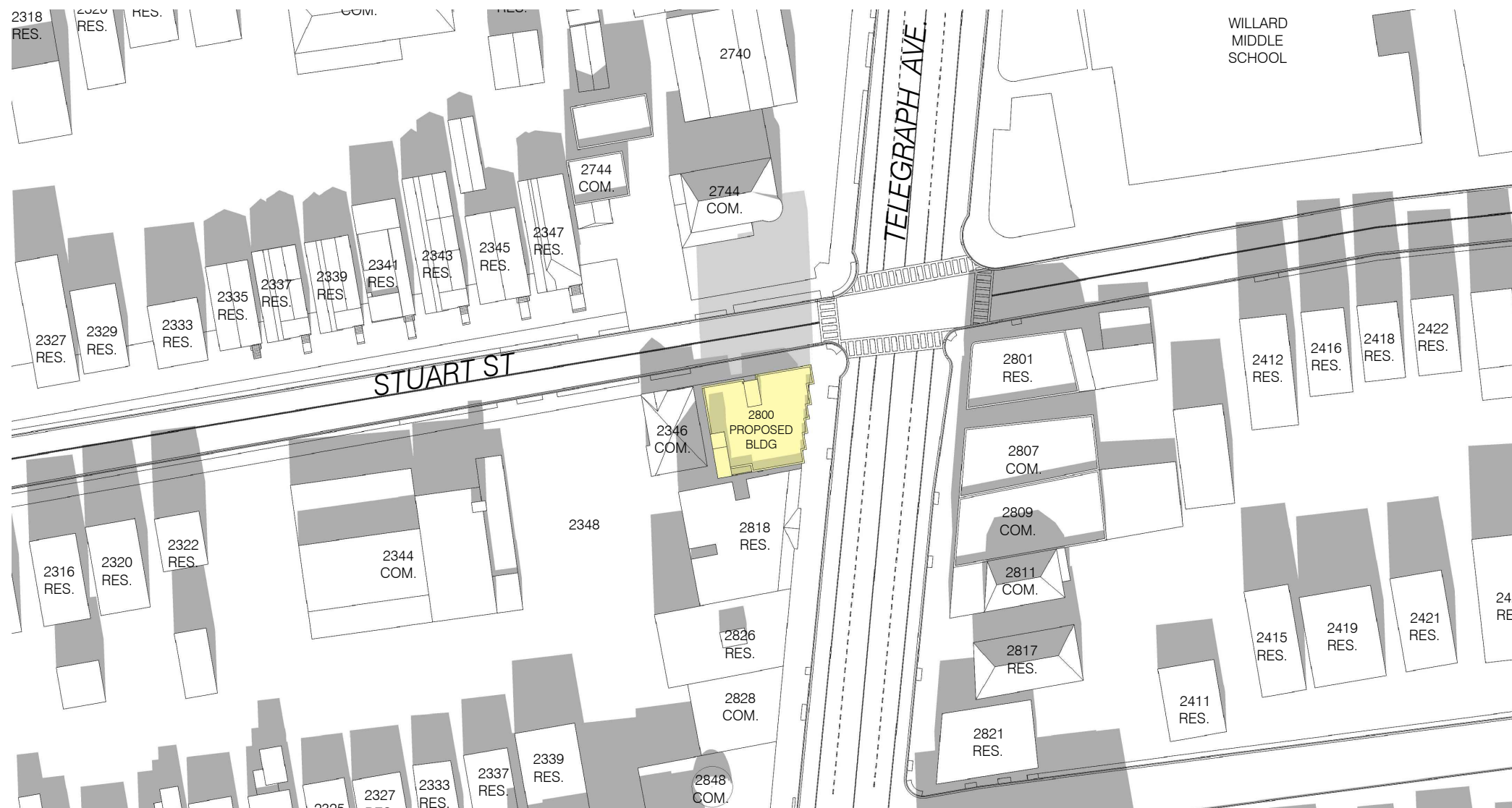
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
NOON

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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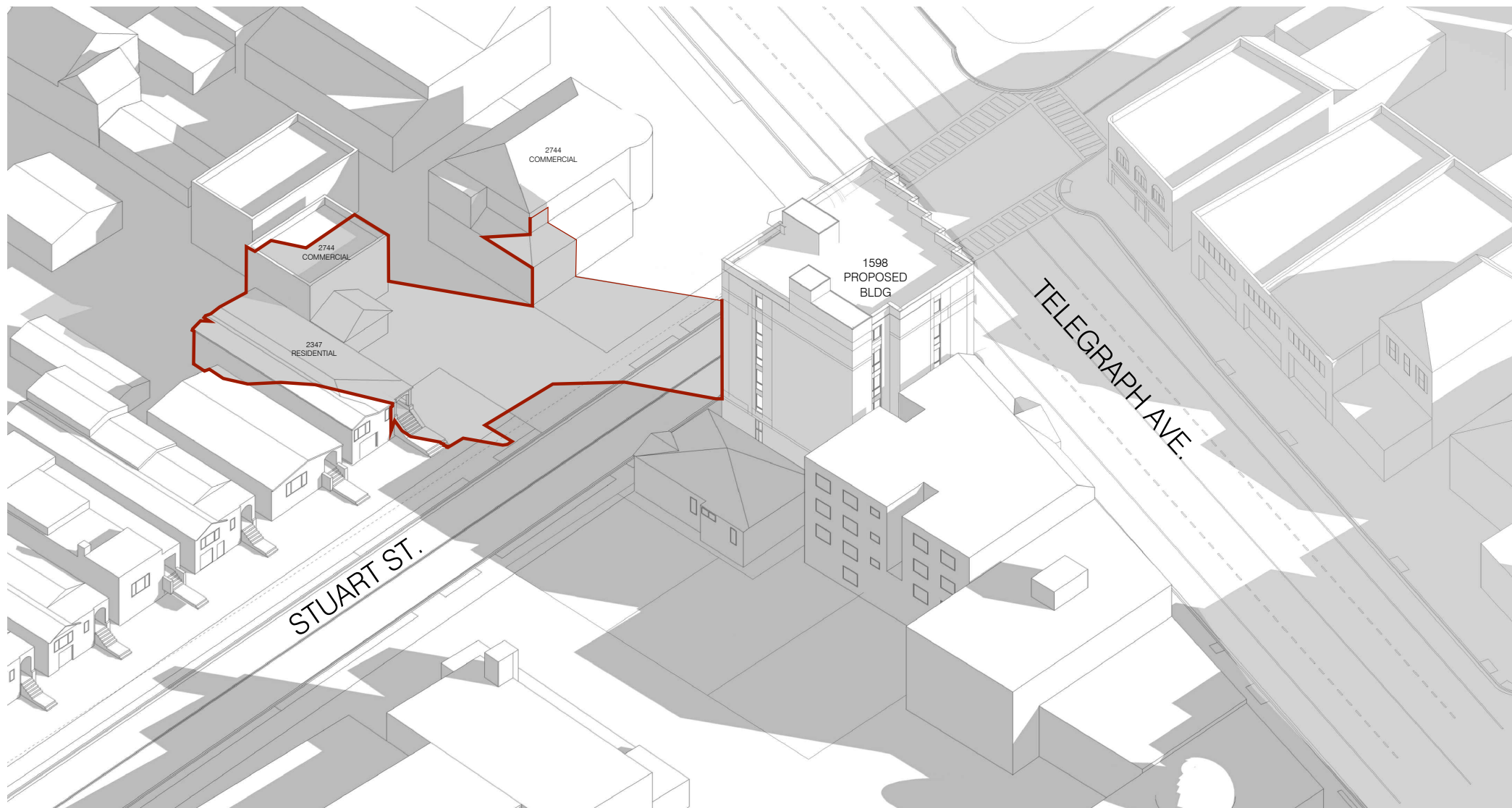
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



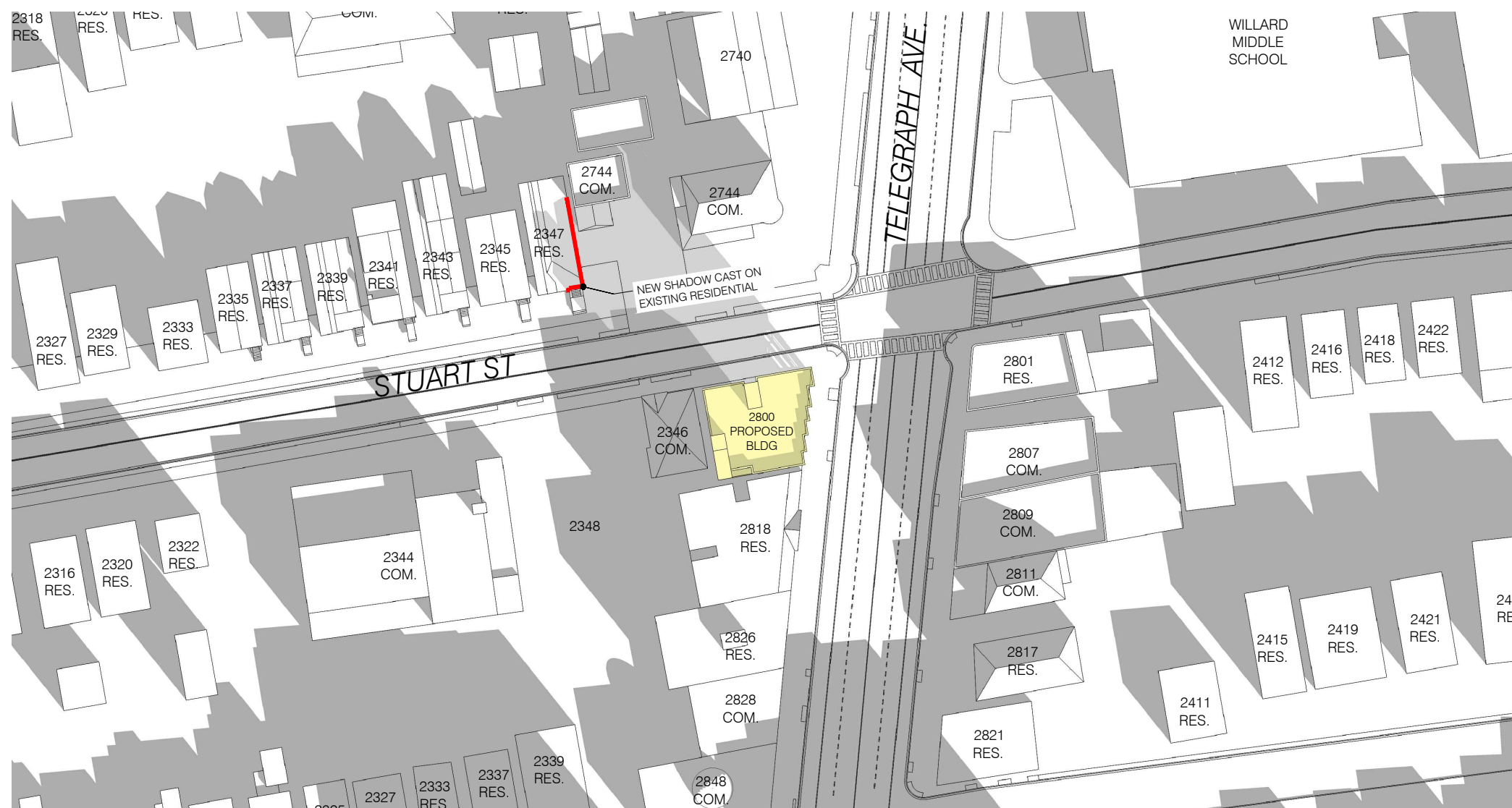
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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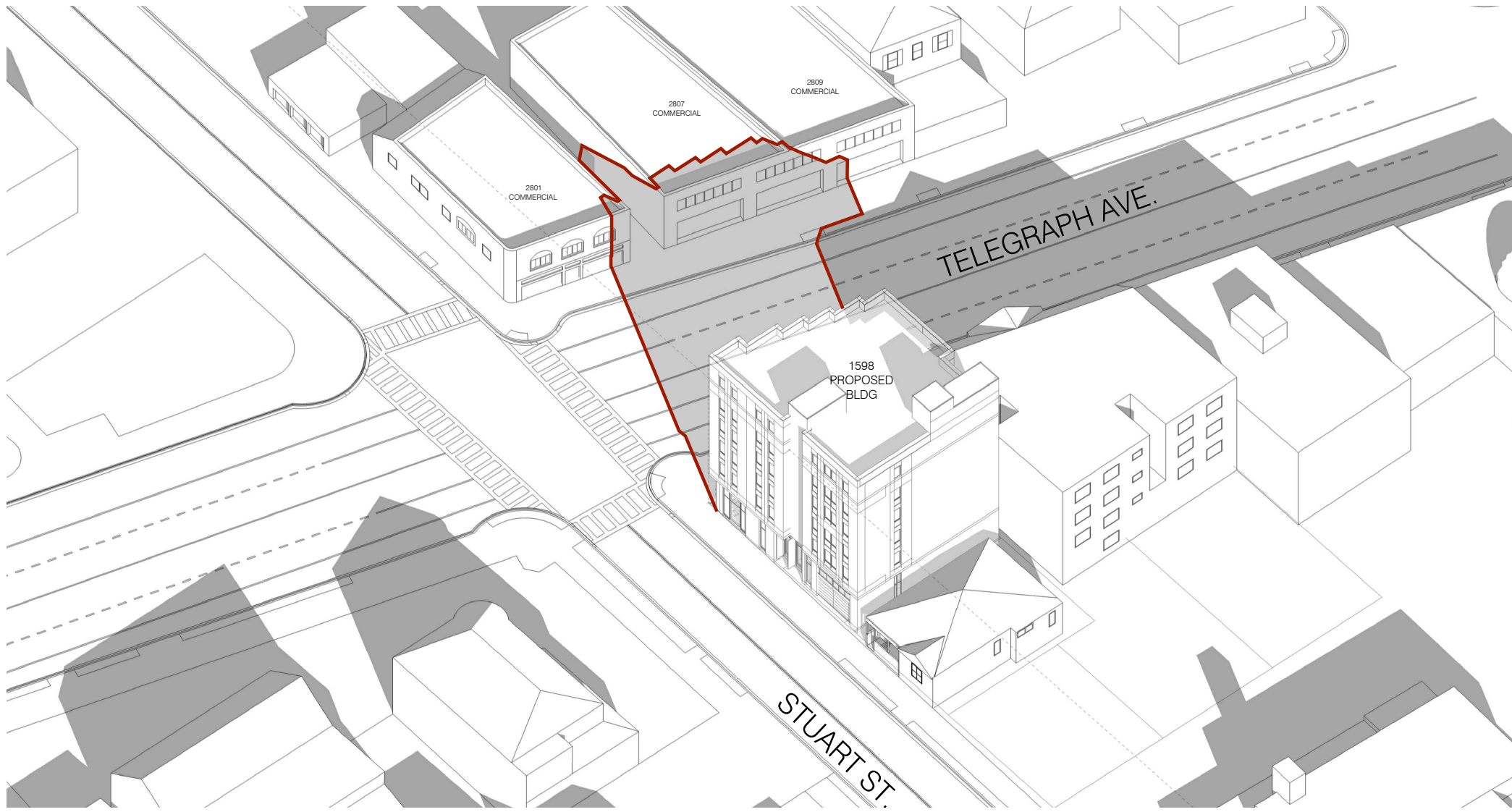
SHADOW STUDIES
DECEMBER 21ST

A0.4A

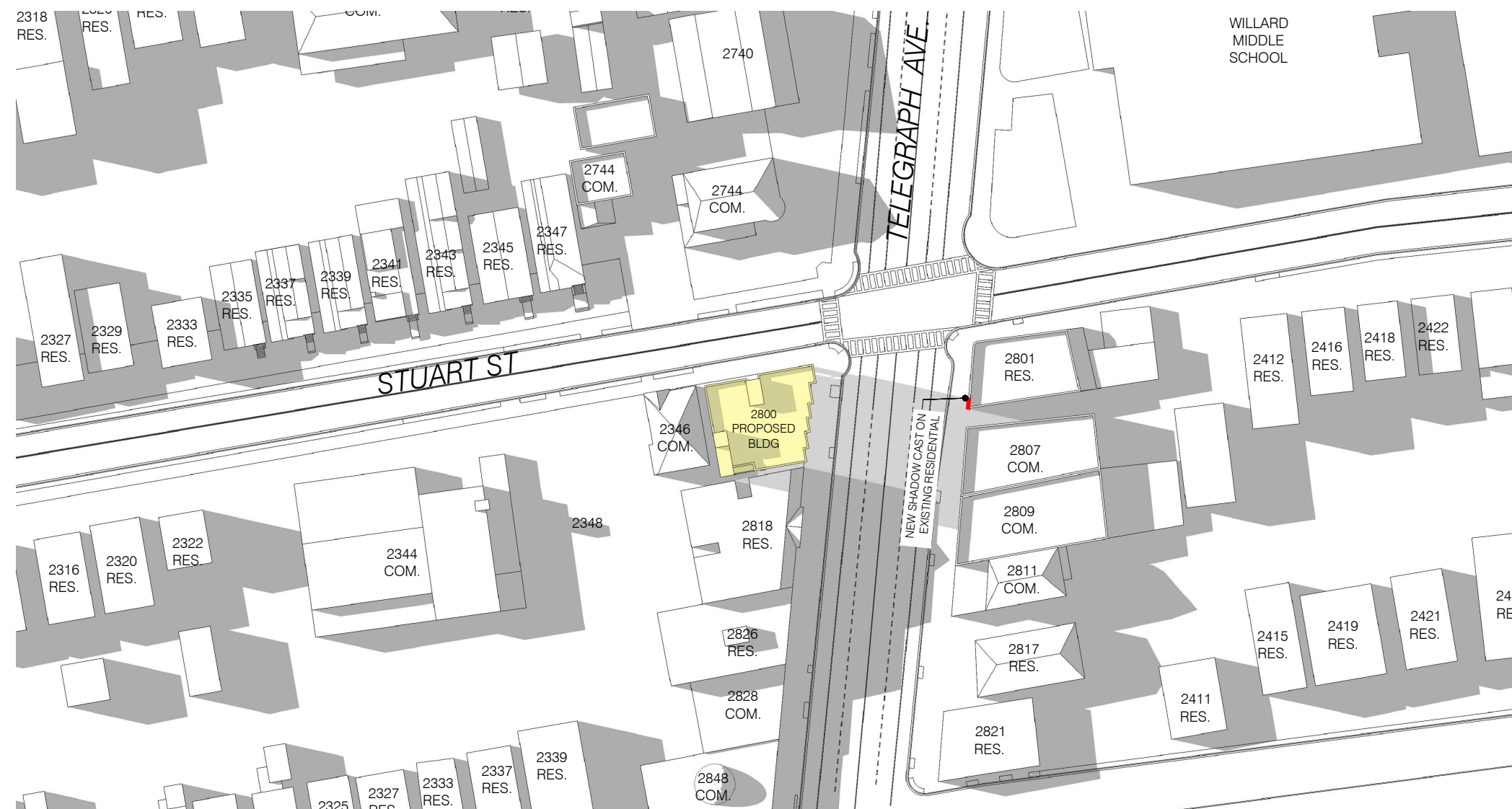
SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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6 SHADOW STUDY AXONOMETRIC - PM
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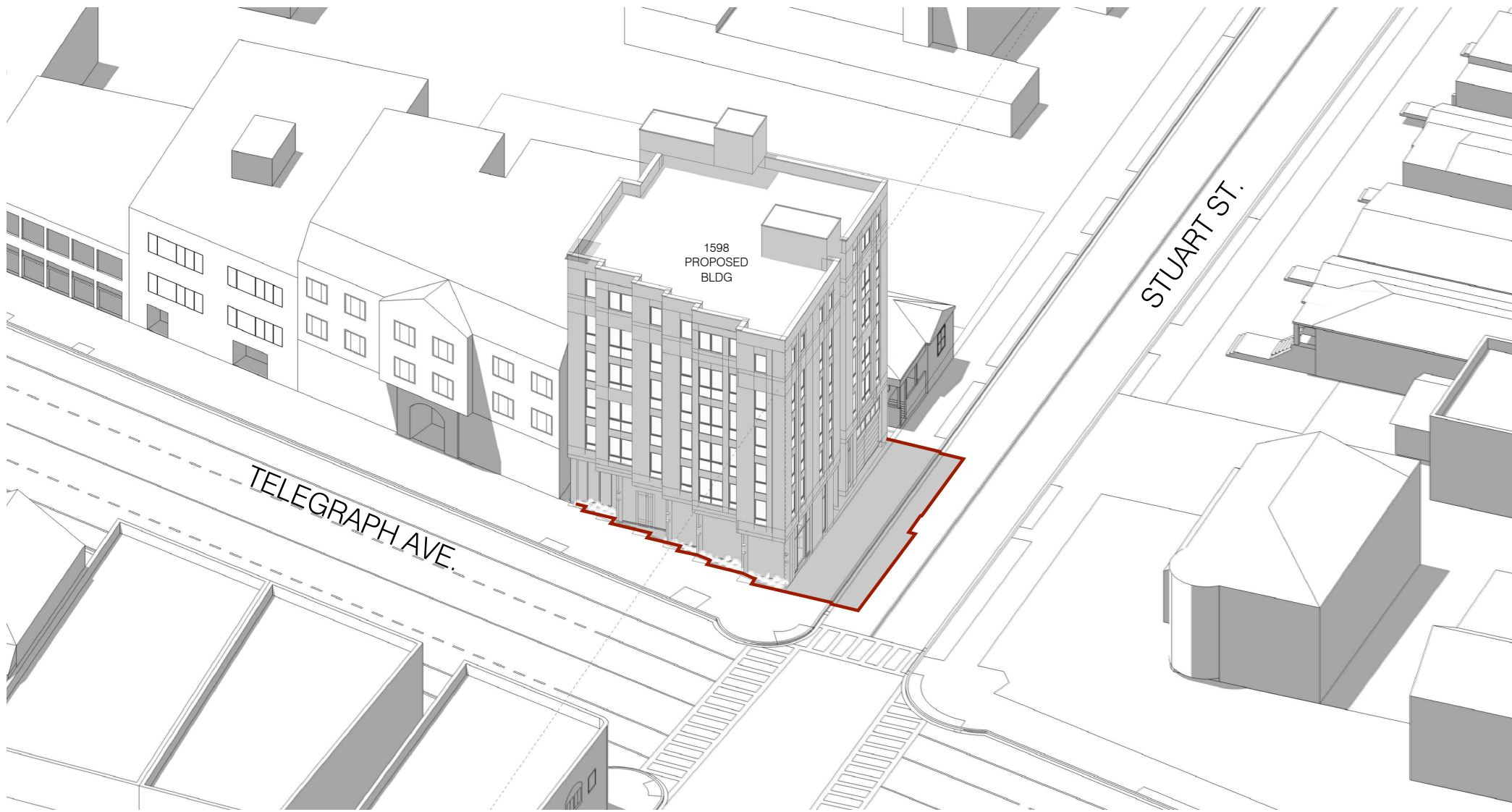


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

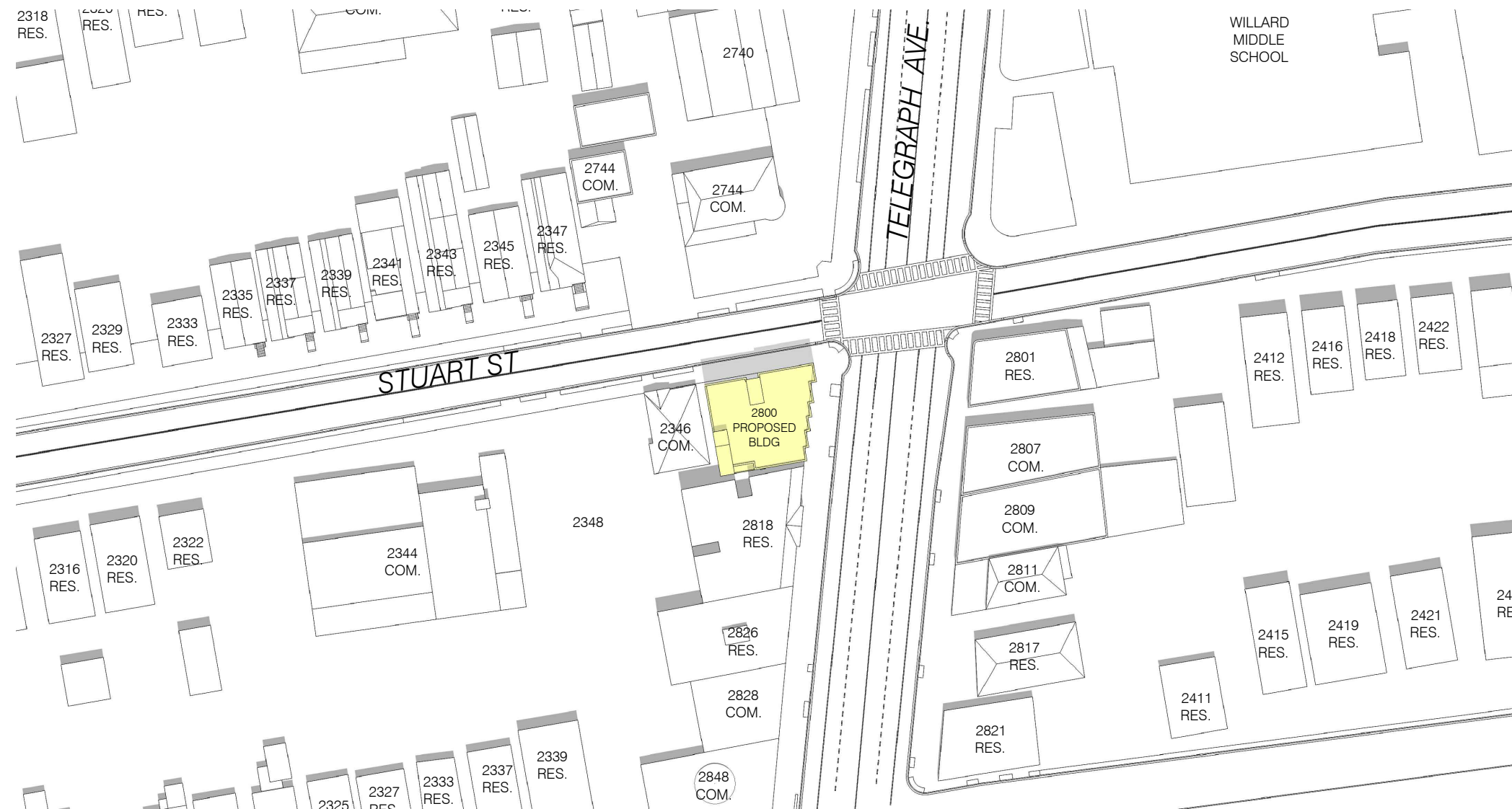
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4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.

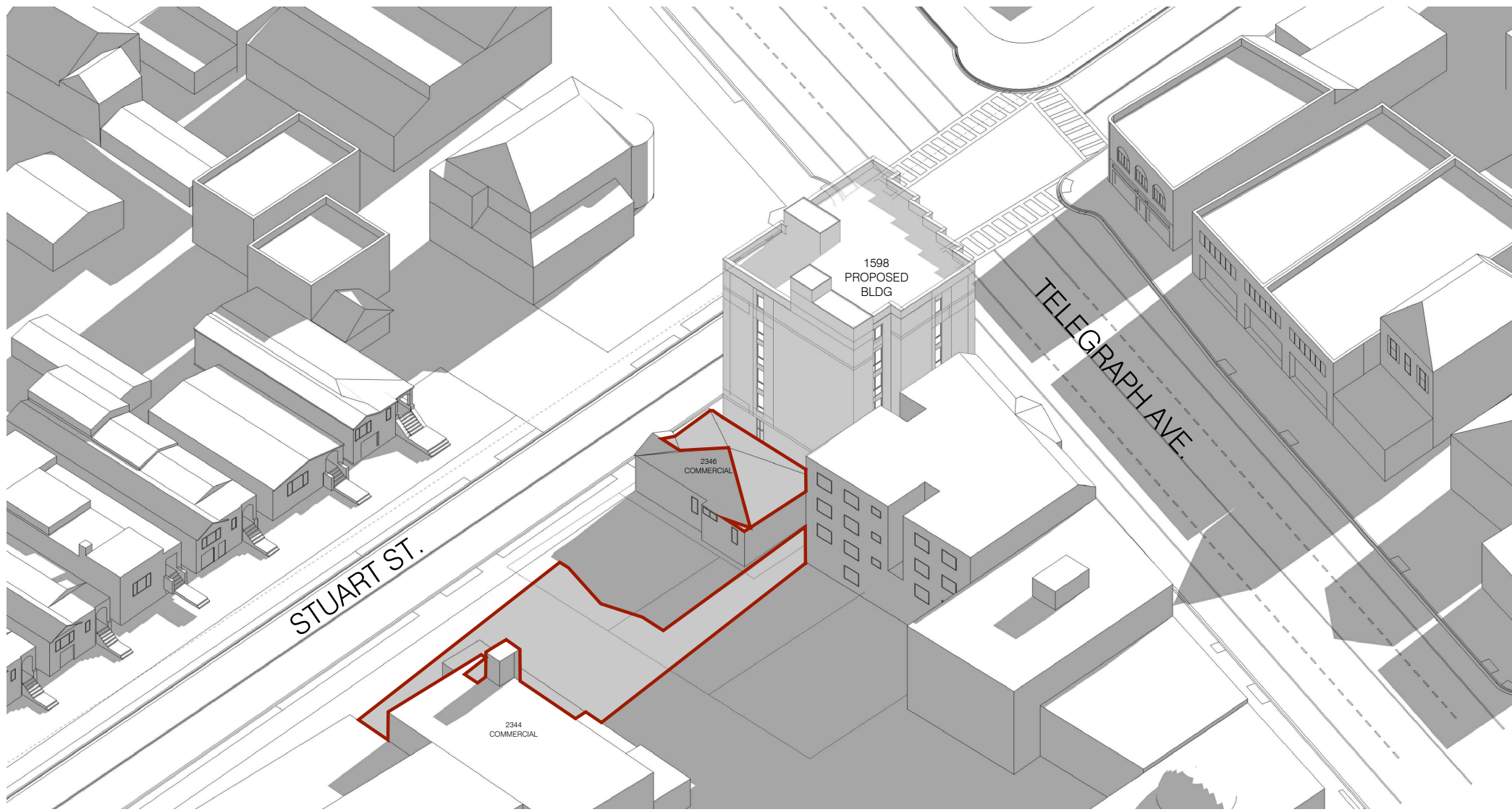


3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

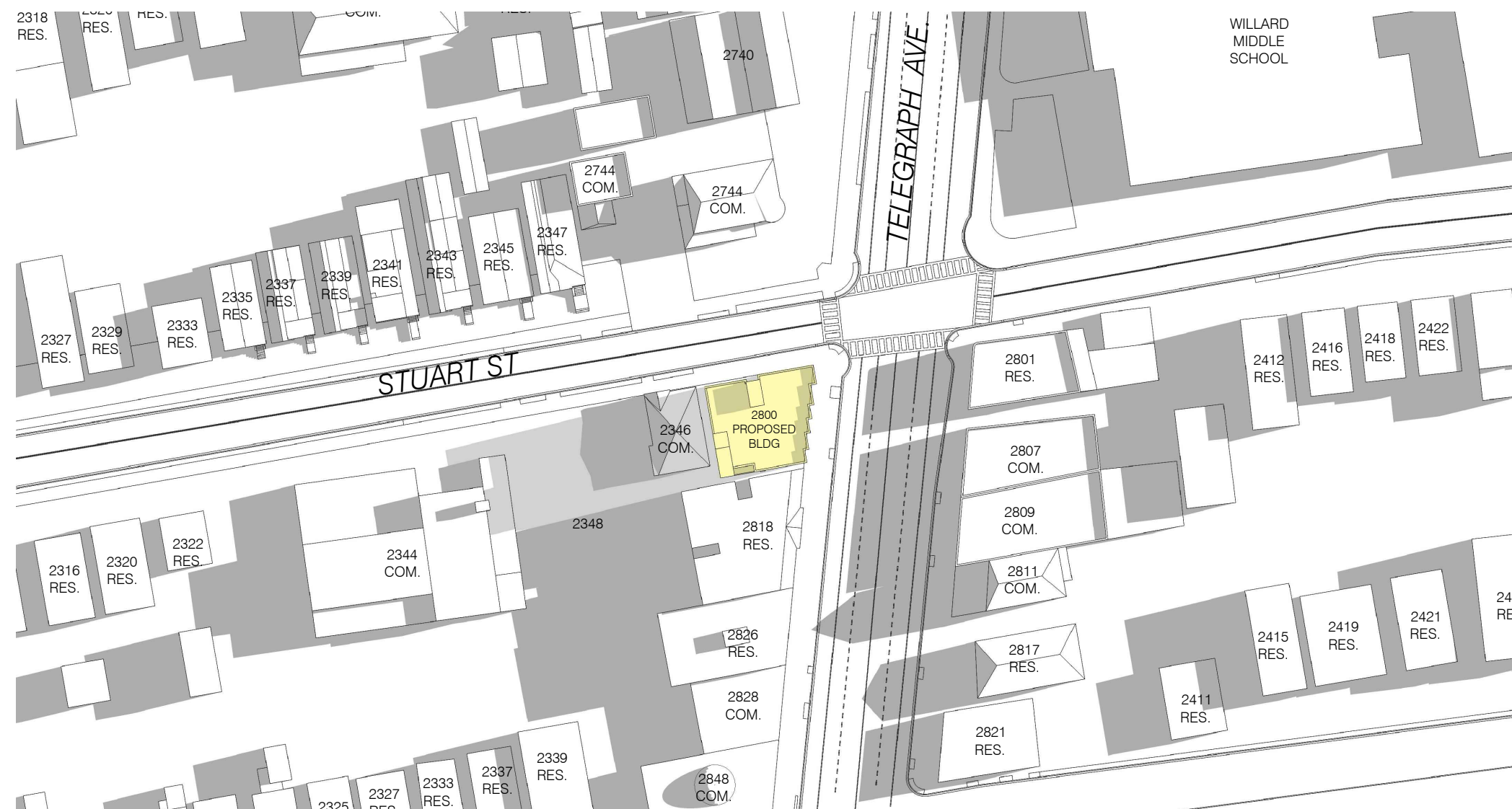
SUMMER SOLSTICE
JUN 21ST:
2-HRS AFTER SUNRISE (AM)

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ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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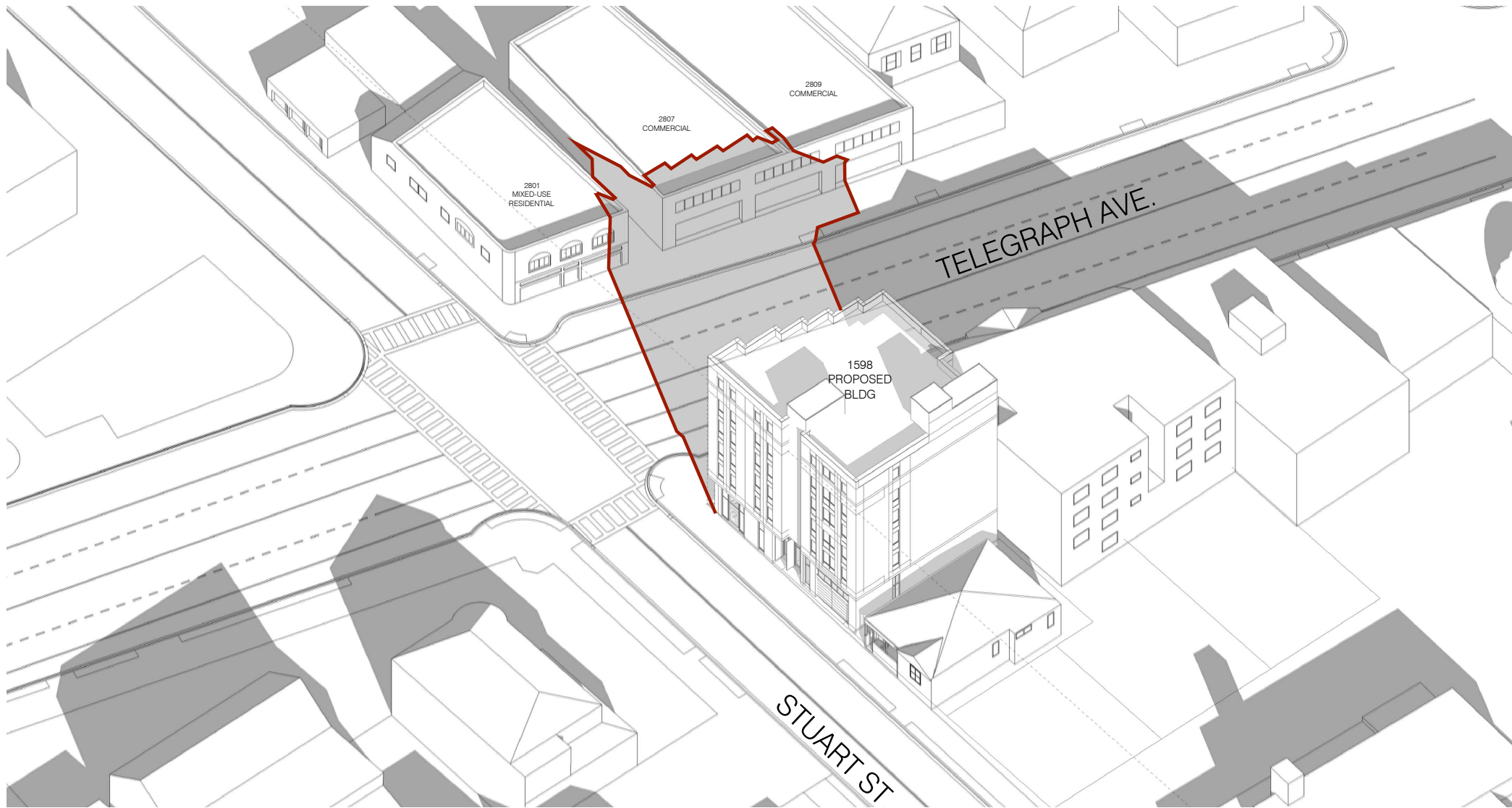
SHADOW STUDIES
JUNE 21ST

A0.4B

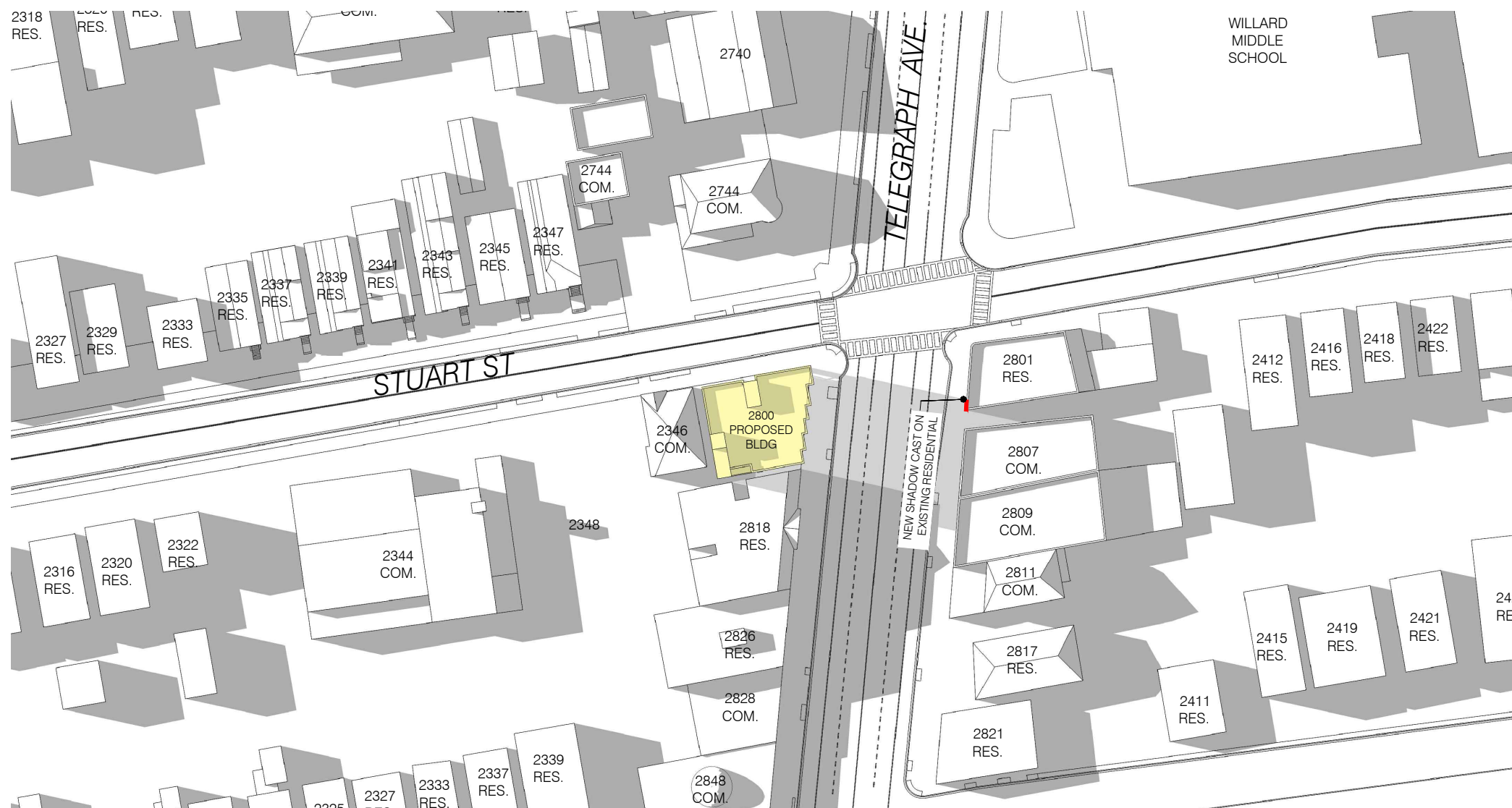
CURRENT
JULY 29:
2-HRS BEFORE SUNSET (PM)

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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.

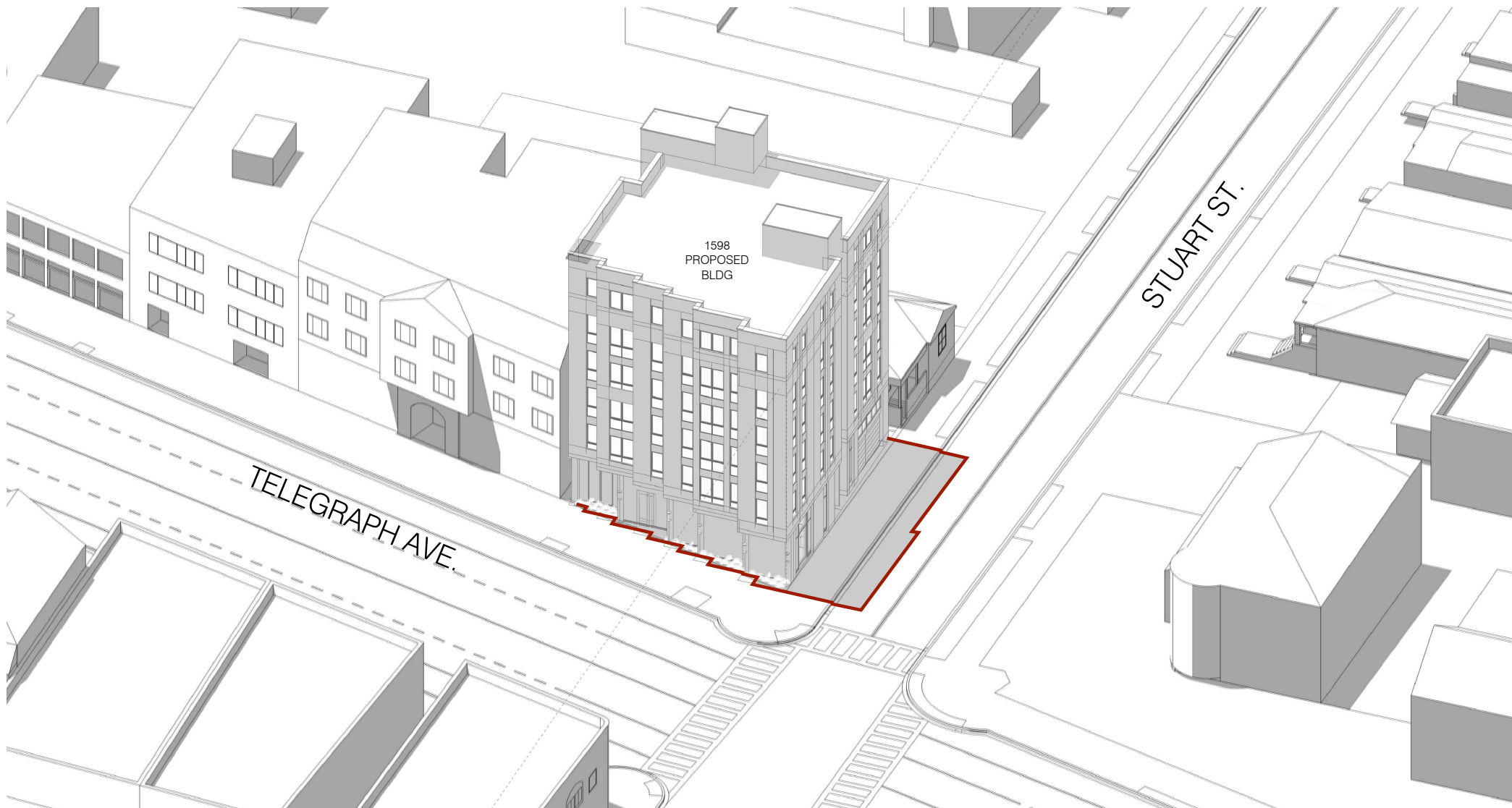


5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

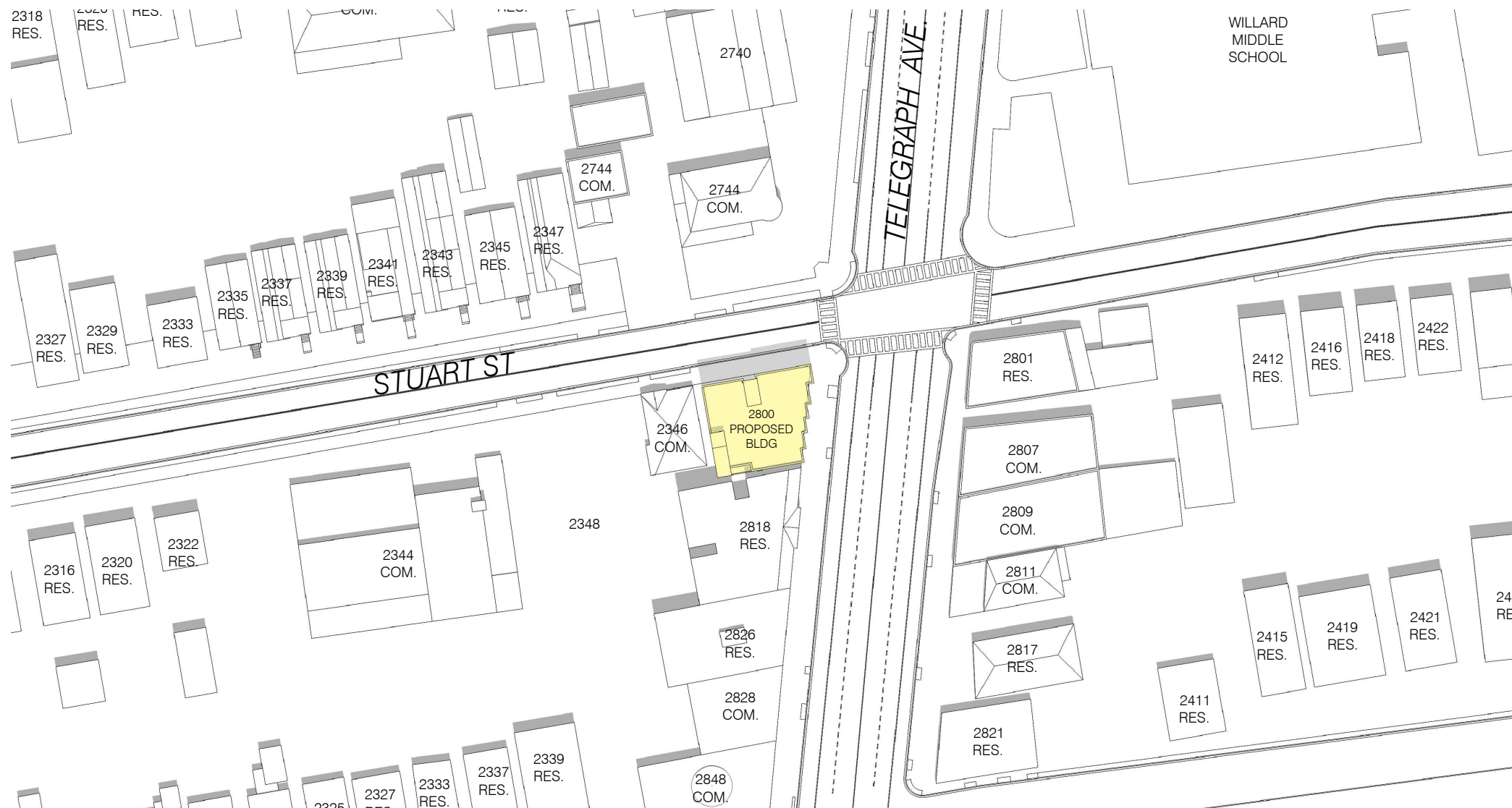
CURRENT
JULY 29:
NOON

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.

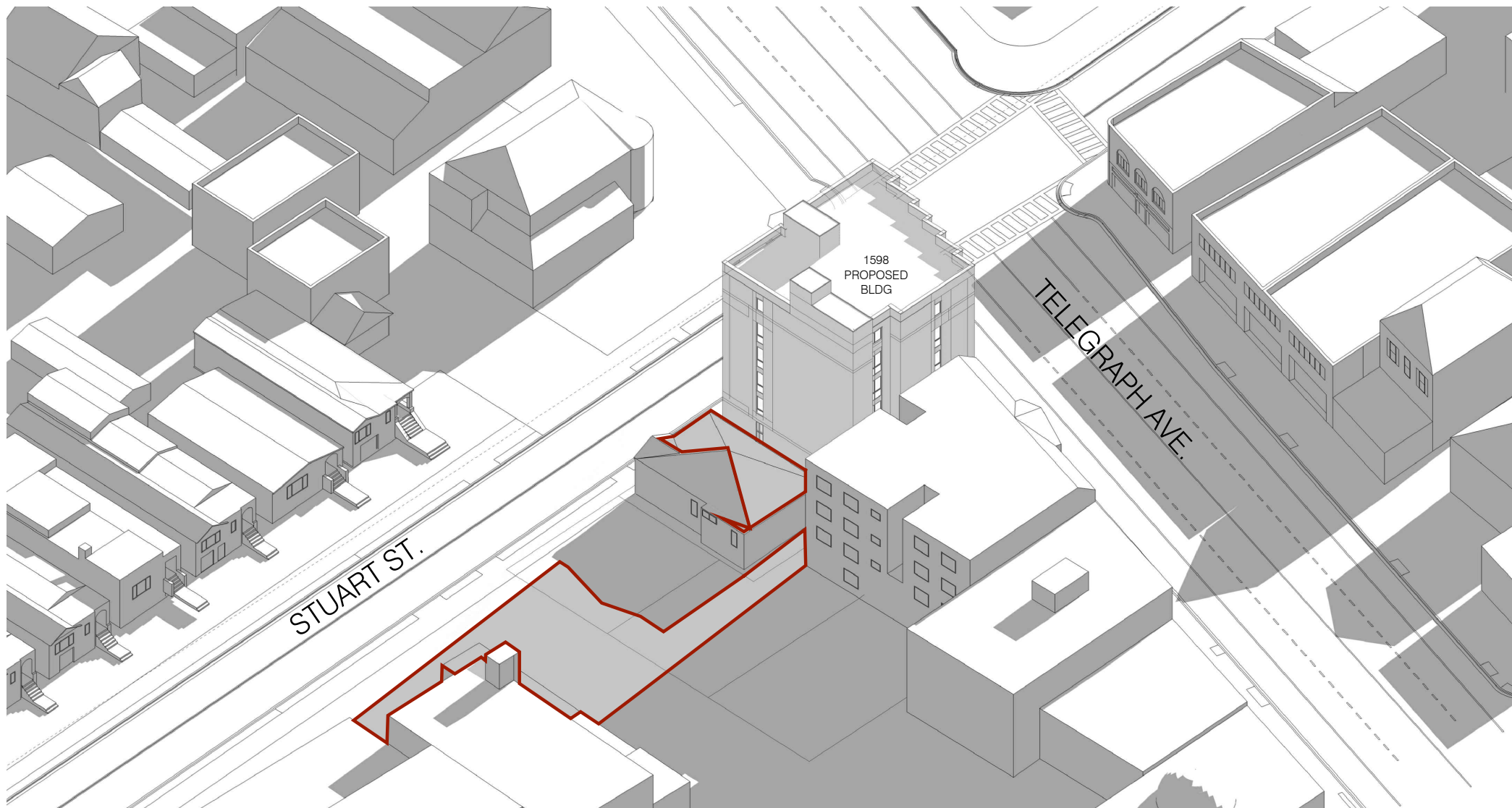


3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

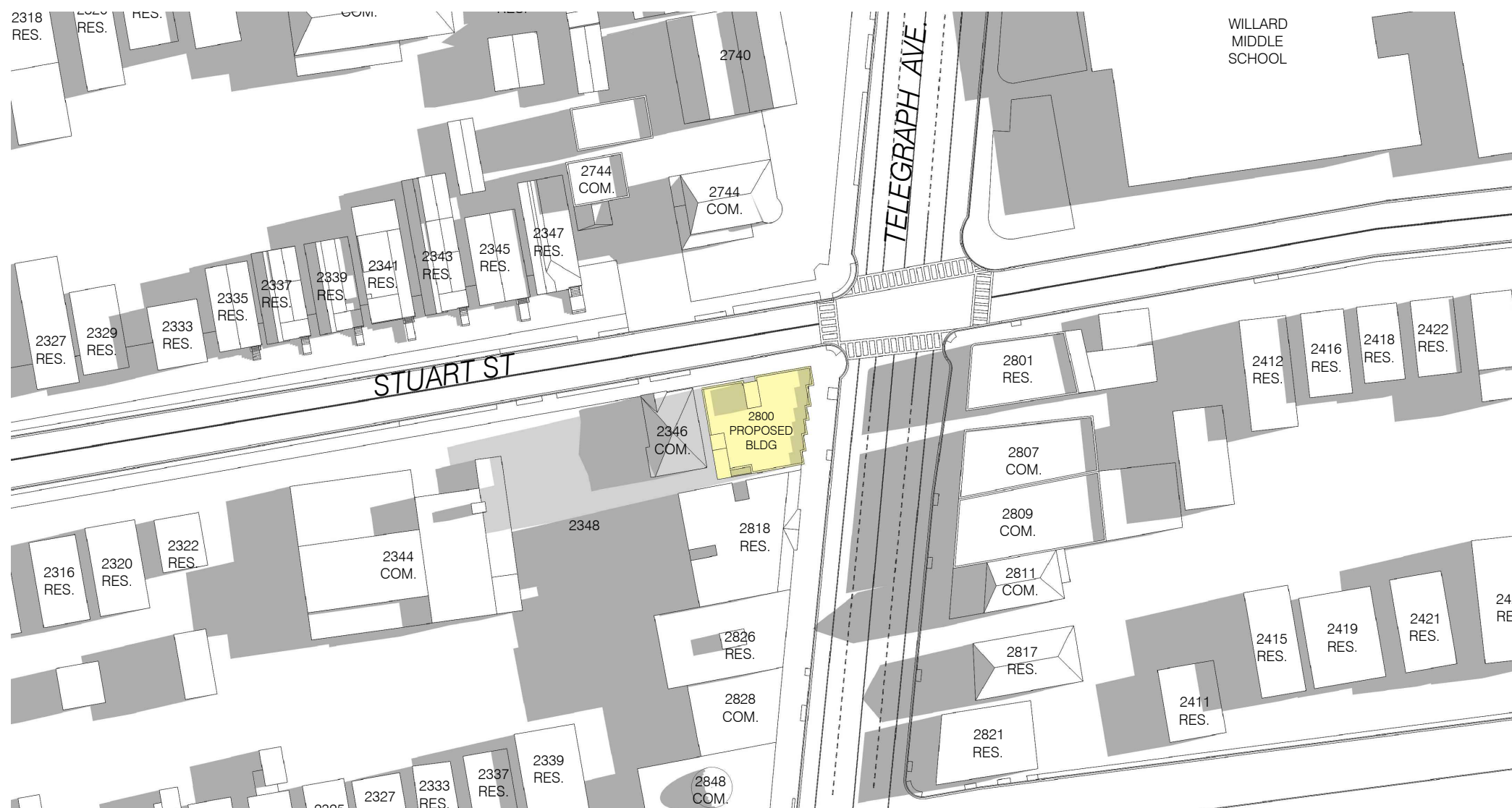
CURRENT
JULY 29:
2-HRS AFTER SUNRISE (AM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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JOB: 2140

SHEET:

SHADOW STUDIES
JULY 29

A0.4C

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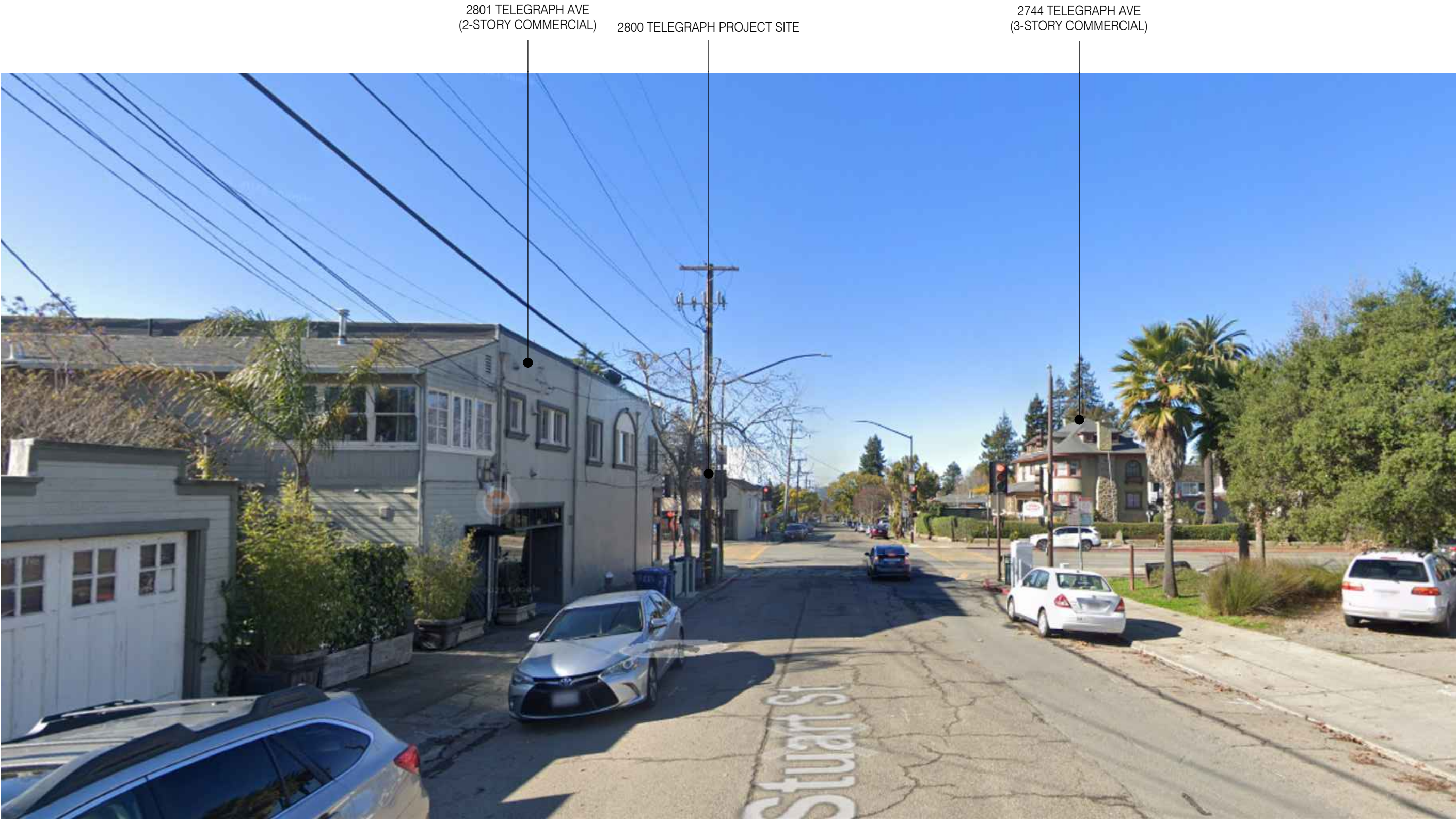
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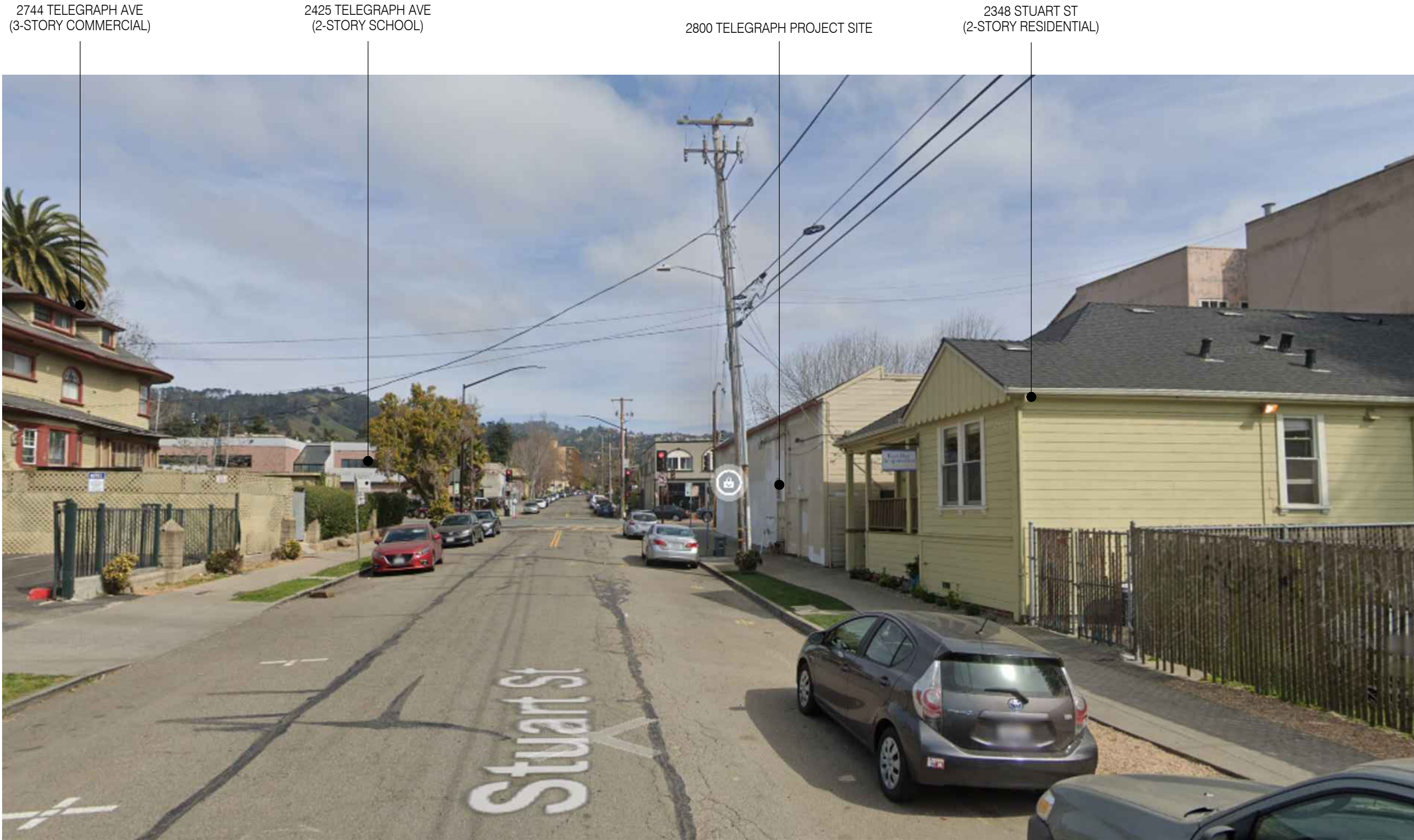
SHEET:

SITE CONTEXT
PHOTOS

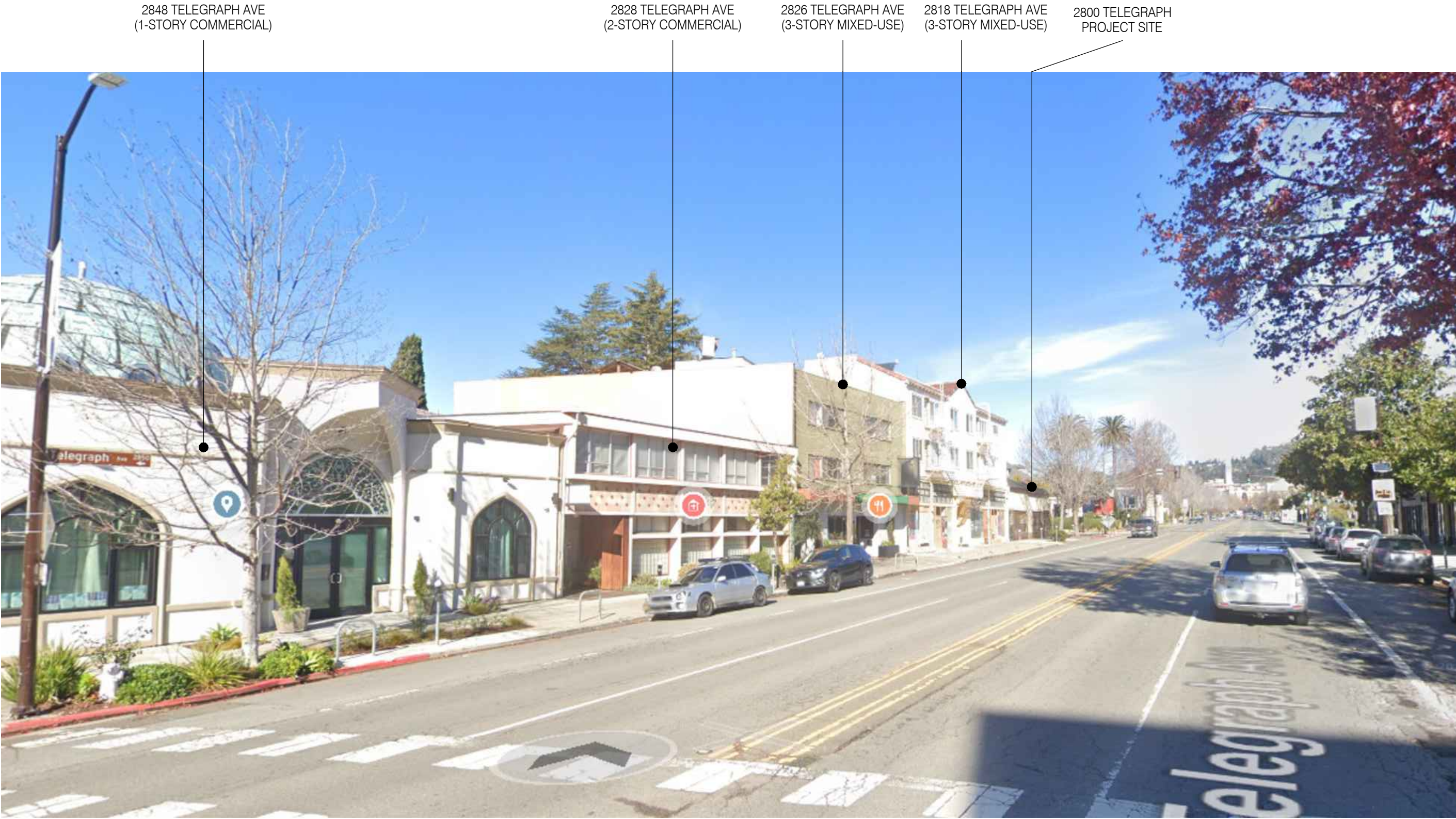
A0.5



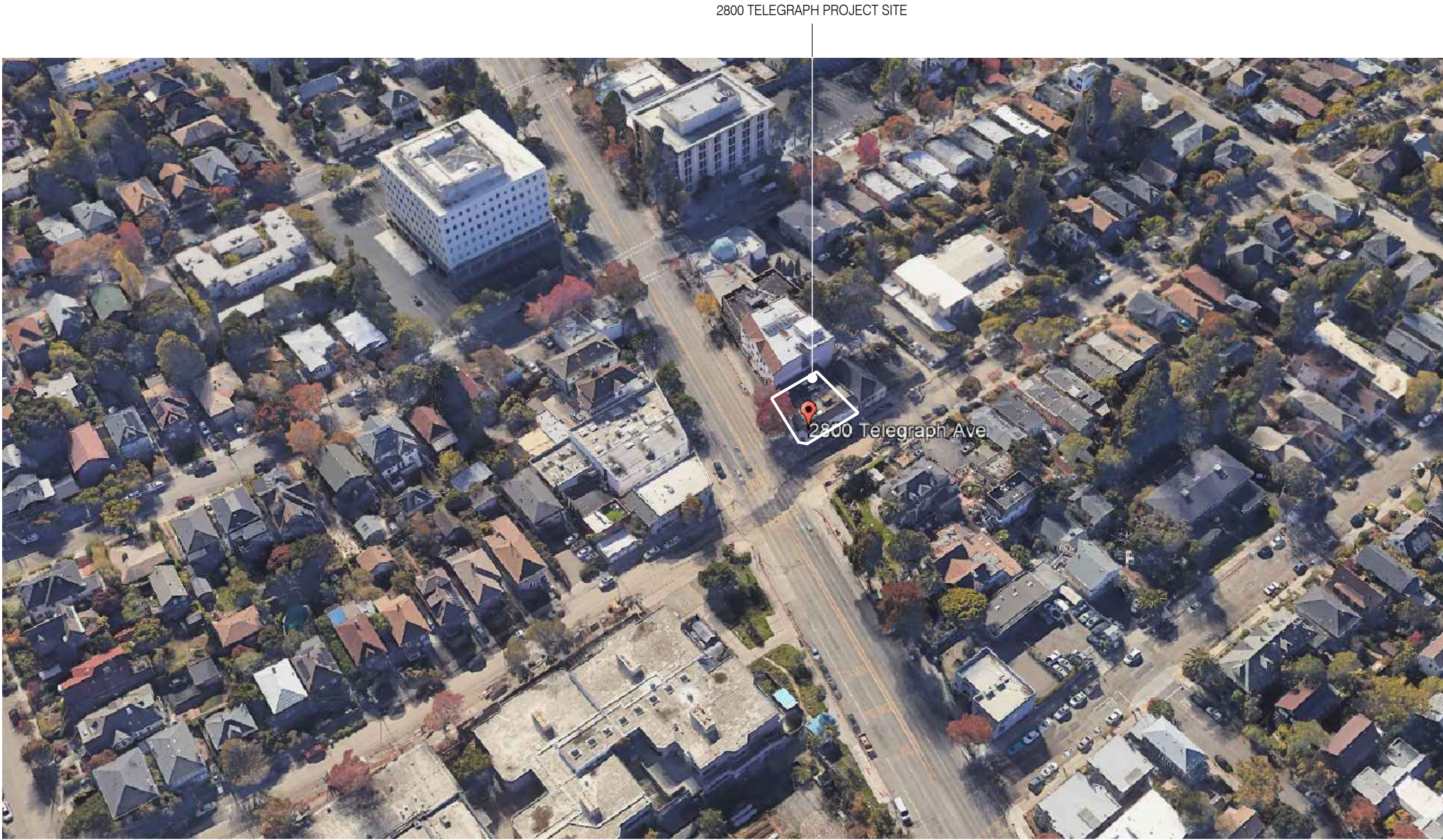
4
A0.5
VIEW FROM STUART LOOKING WEST



2
A0.5
VIEW FROM STUART LOOKING EAST



3
A0.5
VIEW FROM TELEGRAPH LOOKING NORTH



1
A0.5
GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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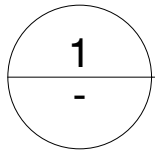
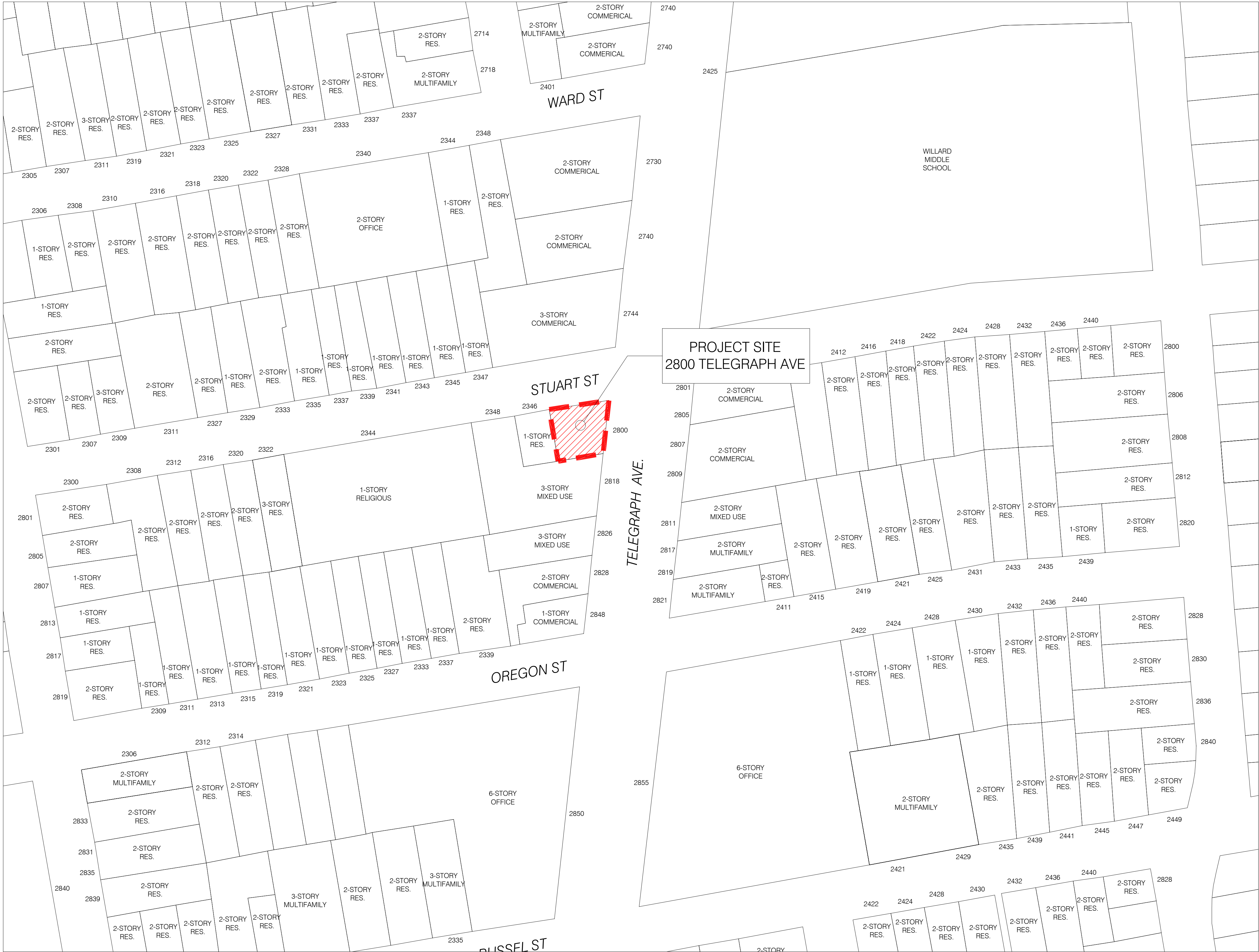
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JOB: 2140

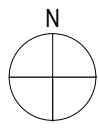
SHEET:

VICINITY MAP

A0.6



VICINITY MAP
NTS



TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 0227027545-MN, EFFECTIVE DATE JANUARY 12, 2022 AT 7:30 A.M.

TITLE TO SAID ESTATE IS VESTED IN:

ADLAI M. KARIM, AN UNMARRIED MAN, SUBJECT TO PROCEEDINGS PENDING IN U.S. BANKRUPTCY COURT OF THE NORTHERN CALIFORNIA COURT DISTRICT OF CALIFORNIA, ENTITLED "ADLAI MONTAZ KARIM, DEBTOR, CASE NO. 18-40667, WHEREIN A PETITION FOR A RELIEF WAS FILED ON THE DATED OF 03/20/2018 CHAPTER 13; CONVERTED ON 05/09/2018 TO CHAPTER 11

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF BERKELEY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 5 AND 6, IN BLOCK "G", MAP OF THE LEONARD TRACT, BERKELEY", FILED SEPTEMBER 17, 1875, MAP BOOK 5, PAGE 11, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF STUART STREET WITH THE WESTERN LINE OF TELEGRAPH AVENUE, FORMERLY HUMBOLDT AVENUE, AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE WESTERLY ALONG SAID LINE OF STUART STREET 70 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 60 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF STUART STREET 55 FEET, MORE OR LESS, TO THE WESTERN LINE OF TELEGRAPH AVENUE; THENCE NORTHERLY ALONG SAID LINE OF TELEGRAPH AVENUE 62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 053-1689-001

EXCEPTIONS TO TITLE

- PROVISIONS OF THE BANKRUPTCY REFORM ACT OF 1978, AS AMENDED, AND OF THE TERMS, CONDITIONS AND PROVISIONS OF ANY ORDER WHICH MAY BE ENTERED IN THE FOLLOWING CASE NO. 18-40667, DISTRICT NORTHERN, DEBTOR ADLAI MONTAZ KARIM, CHAPTER CHAPTER 11 (EXC. 6 - NOT PLOTTABLE).
- MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED ORDER GRANTING MOTION TO MODIFY PLAN, RECORDED FEBRUARY 18, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021069777 (EXC. 7 - NOT PLOTTABLE).

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 2800 TELEGRAPH AVENUE, BERKELEY, CA 94705.
- FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD," PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06001C0057G, EFFECTIVE DATE: AUGUST 3, 2009.
- THE TOTAL GROSS LAND AREA IS: 3,694 SQUARE FEET +/- OR 0.085 ACRES MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "C-C" DEFINED AS "CORRIDOR COMMERCIAL DISTRICT."

REFERENCE FOR "C-C" ZONING IS MADE HERE TO THE CITY OF BERKELEY CODE, CHAPTER 23.204.050, REGARDING PROPERTY DEVELOPMENT STANDARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK AND PARKING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM FRONT YARD: NONE REQUIRED
MINIMUM INTERIOR SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED

MAXIMUM HEIGHT: 40 FEET

MINIMUM PARKING REQUIREMENTS: NONE REQUIRED

- (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORIES ARE SHOWN ON THIS SHEET OF THE SURVEY.
- SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
- THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON THIS SHEET.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

NOTES

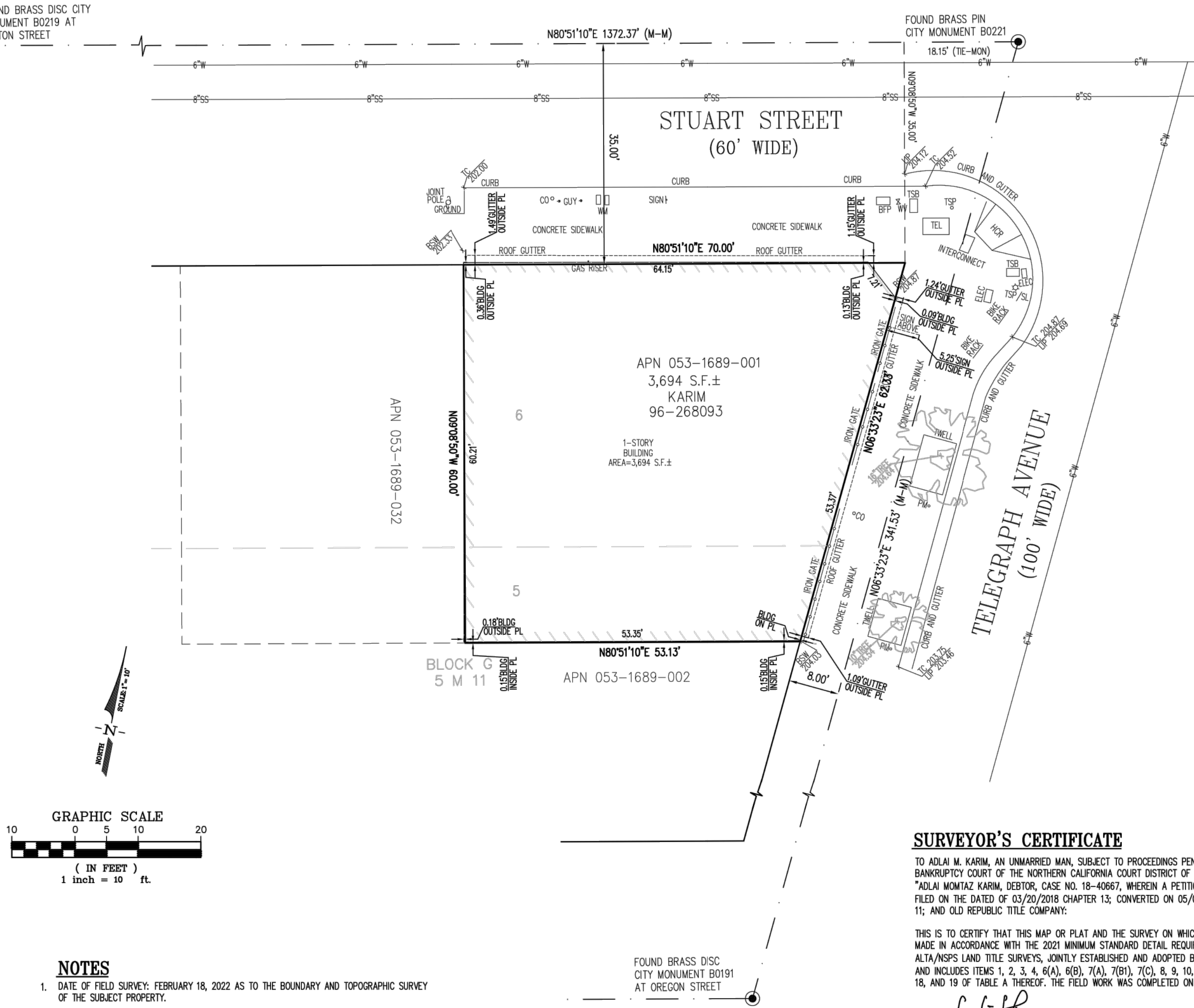
- DATE OF FIELD SURVEY: FEBRUARY 18, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BERKELEY
SANITARY SEWER: CITY OF BERKELEY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AT&T
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY

BASIS OF BEARINGS

THE BEARINGS BETWEEN FOUND MONUMENTS ON STUART STREET BETWEEN FULTON STREET AND TELEGRAPH AVENUE, TAKEN AS NORTH 80°51'10" EAST, AS SHOWN ON PARCEL MAP 7313, FILED AUGUST 3, 1998 IN BOOK 236 OF PARCEL MAPS, PAGES 38-40, ALAMEDA COUNTY RECORDS.

BENCHMARK

B0192 BEING A 2" DIAMETER BRASS DISC CITY WELL MONUMENT STAMPED B2184 LS7893, LOCATED AT OREGON ST/FULTON ST, RESET IN 2015. ELEVATION = 162.74 FEET, CITY OF BERKELEY DATUM.



SURVEYOR'S CERTIFICATE

TO ADLAI M. KARIM, AN UNMARRIED MAN, SUBJECT TO PROCEEDINGS PENDING IN U.S. BANKRUPTCY COURT OF THE NORTHERN CALIFORNIA COURT DISTRICT OF CALIFORNIA, ENTITLED "ADLAI MONTAZ KARIM, DEBTOR, CASE NO. 18-40667, WHEREIN A PETITION FOR A RELIEF WAS FILED ON THE DATED OF 03/20/2018 CHAPTER 13; CONVERTED ON 05/09/2018 TO CHAPTER 11; AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2022.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE MARCH 11, 2022



ALTA/NSPS
LAND TITLE SURVEY

OF
2800 TELEGRAPH AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
MARCH 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



VICINITY MAP
NO SCALE

LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	ADJACENT LOT LINE
---	MONUMENT LINE
---	TIE LINE
---	OLD LOT LINE
---	ASSESSOR'S PARCEL MAP
---	RIGHT OF WAY
---	TIE LINE TO MONUMENT
---	MONUMENT TO MONUMENT
---	STREET LIGHT
---	CLEAN OUT
---	GUY WIRE
---	TRAFFIC SIGNAL BOX
---	WATER VALVE
---	BACK FLOW PREVENTER
---	TRAFFIC SIGNAL POLE
---	WATER METER
---	TELECOMMUNICATION BOX
---	PARKING METER
---	ELECTRIC BOX
---	HANDICAP RAMP
---	TREE WELL
X TC 65.64	TOP OF CURB ELEVATION
X BSW 65.64	BACK OF SIDEWALK ELEVATION
X LIP 65.64	LIP OF GUTTER ELEVATION
g	TREE

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JOB: 2140

SHEET:

SURVEY

SHEET 1 OF 1

JOB NO.: 22048A10 PLOT DATE: MARCH 11, 2022

\\FILE2022\\22048A10\\ALTA-22048A10.dwg

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JOB: 2140

SHEET:

EXISTING
SITE PLAN

A2.0

STUART ST.

EXISTING PARKING

C-C
(COMMERCIAL USE)

EXISTING BUILDINGS TO
BE DEMOLISHED,
SHOWN DASHED

2800 TELEGRAPH
PROPOSED SITE

C-C
(COMMERCIAL USE)

TELEGRAPH AVE.

C-C
(COMMERCIAL USE)

R-2
(RESIDENTIAL USE)

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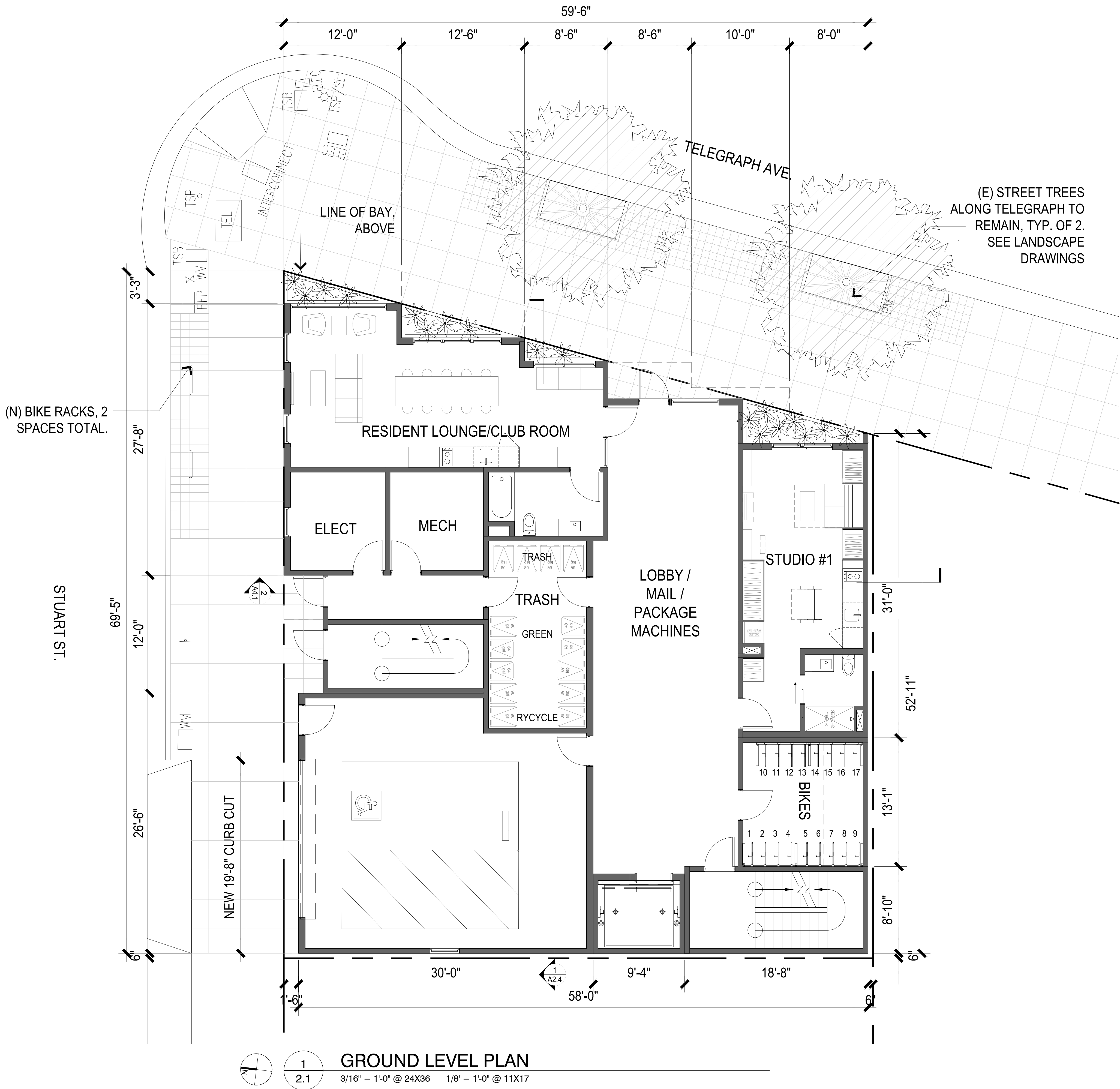
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JOB: 2140

SHEET:

GROUND FLOOR PLAN

A2.1



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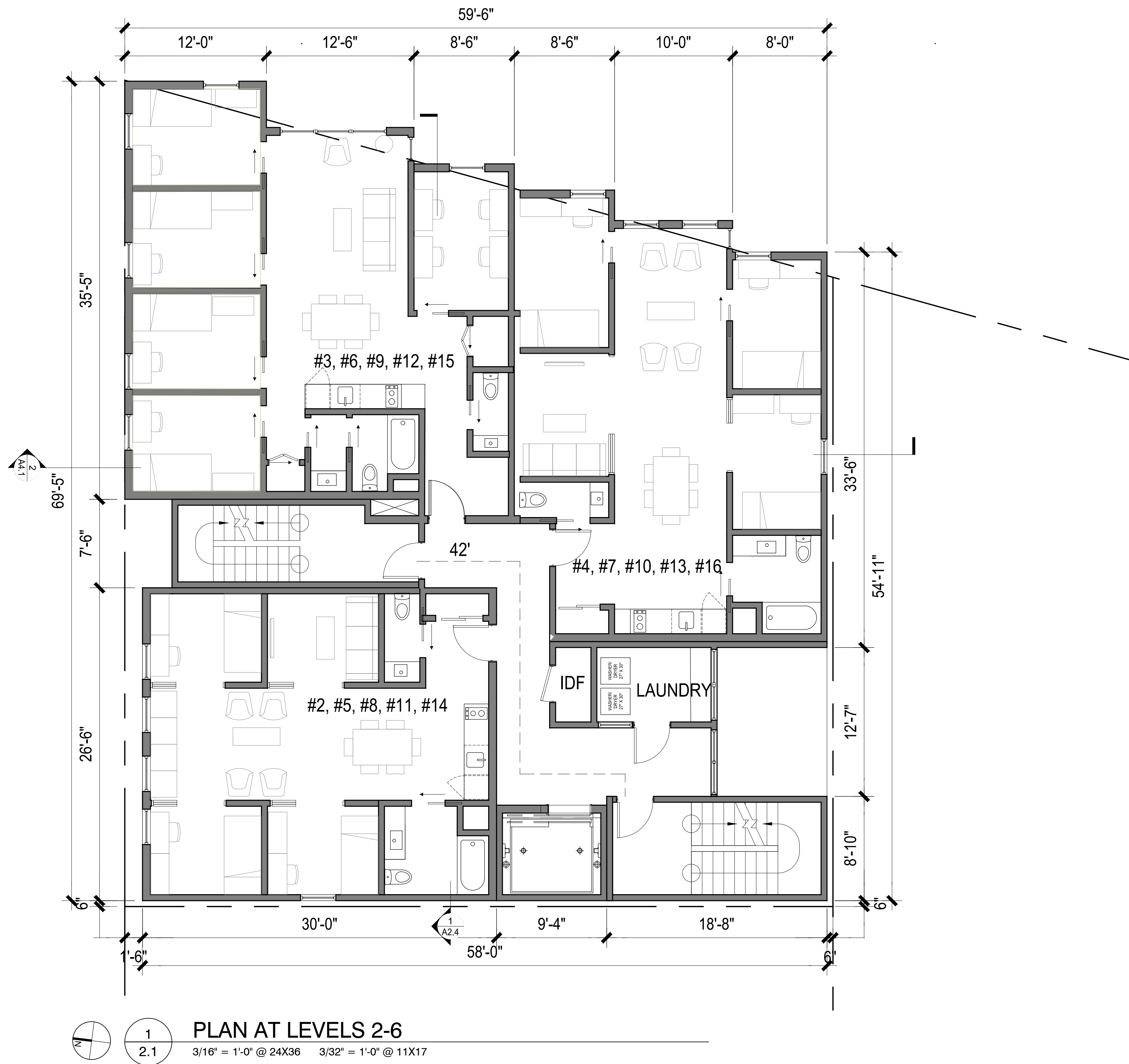
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JOB: 2140

SHEET:

PLAN AT LEVELS 2-6

A2.2



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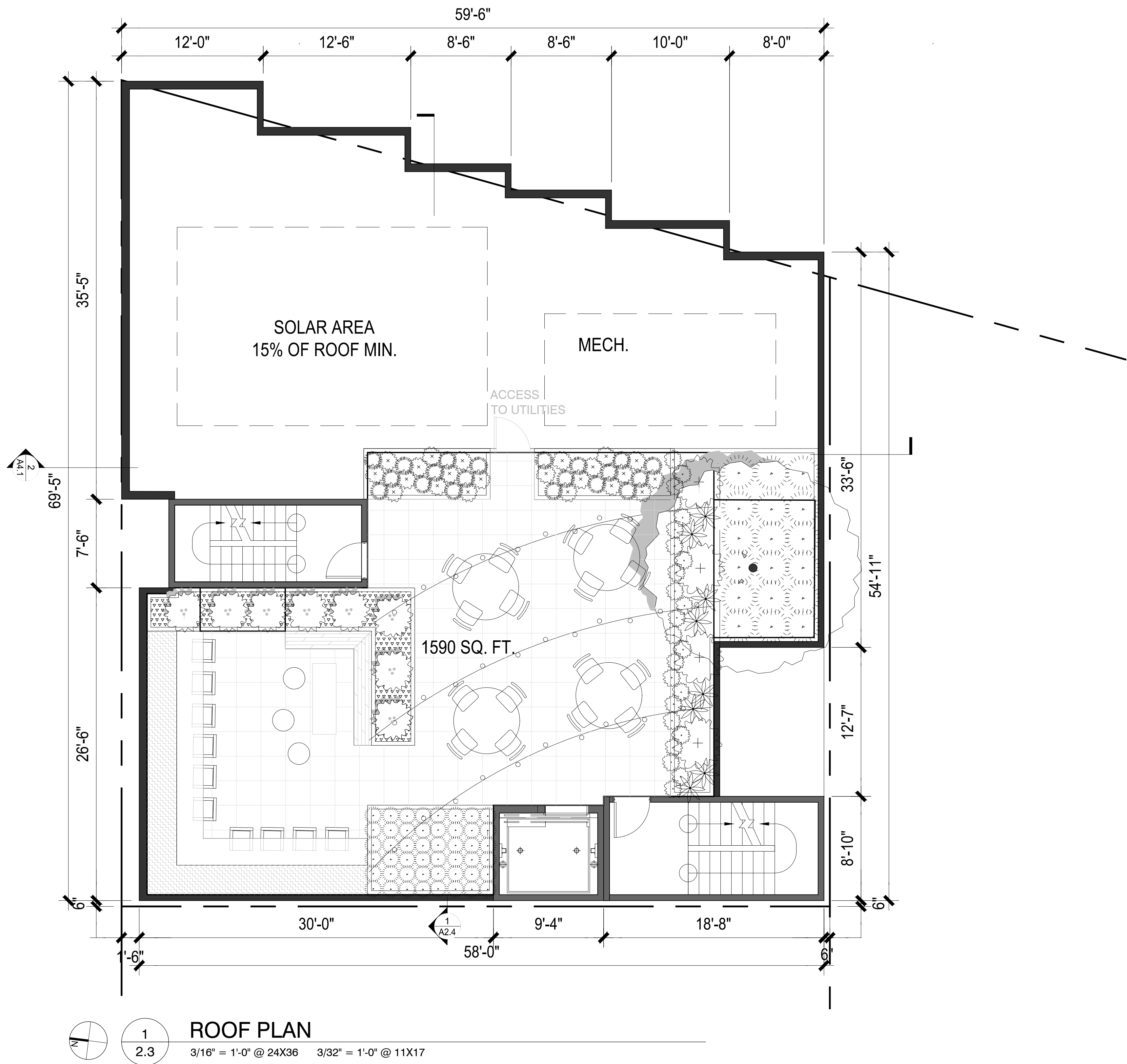
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JOB: 2140

SHEET:

ROOF PLAN

A2.3



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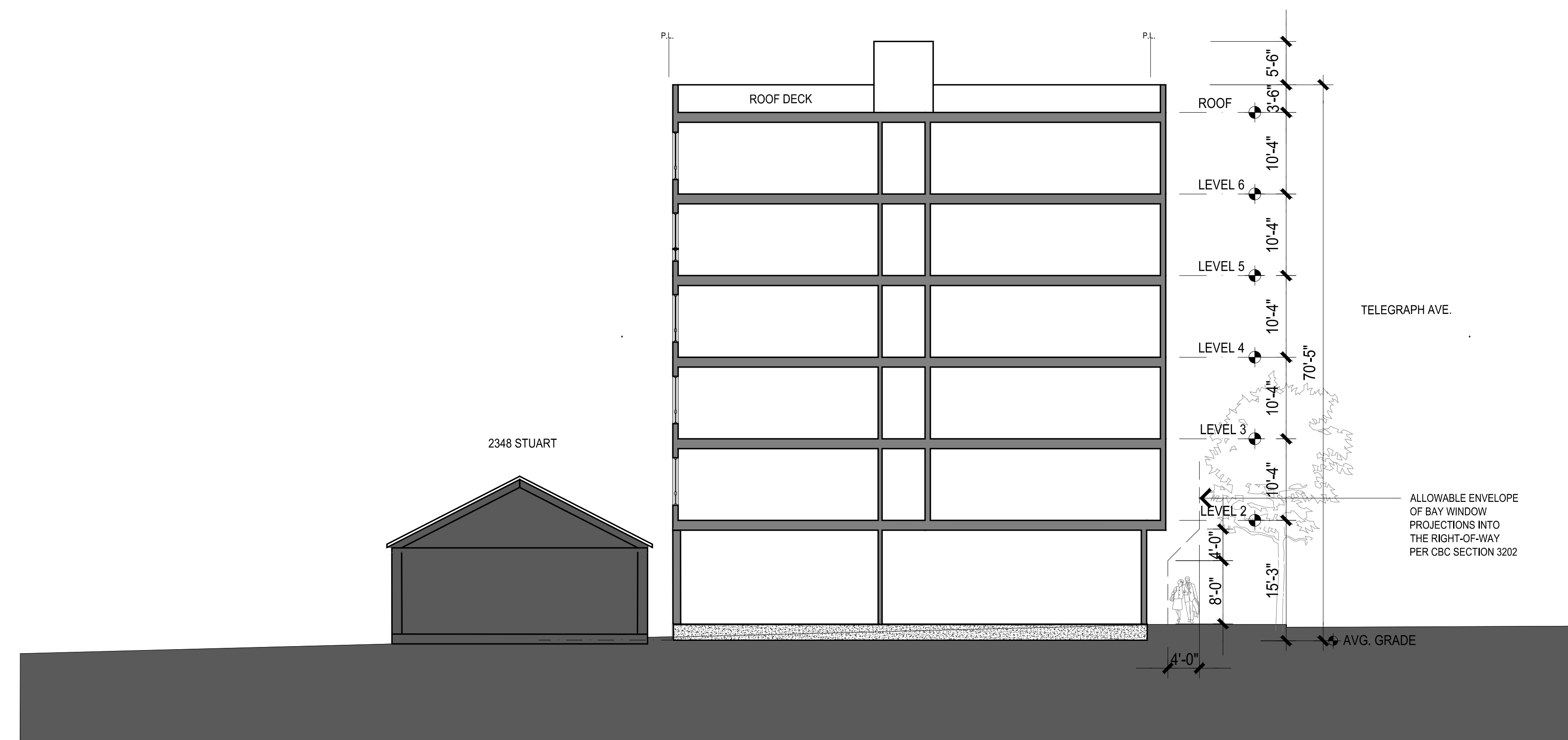
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SHEET:

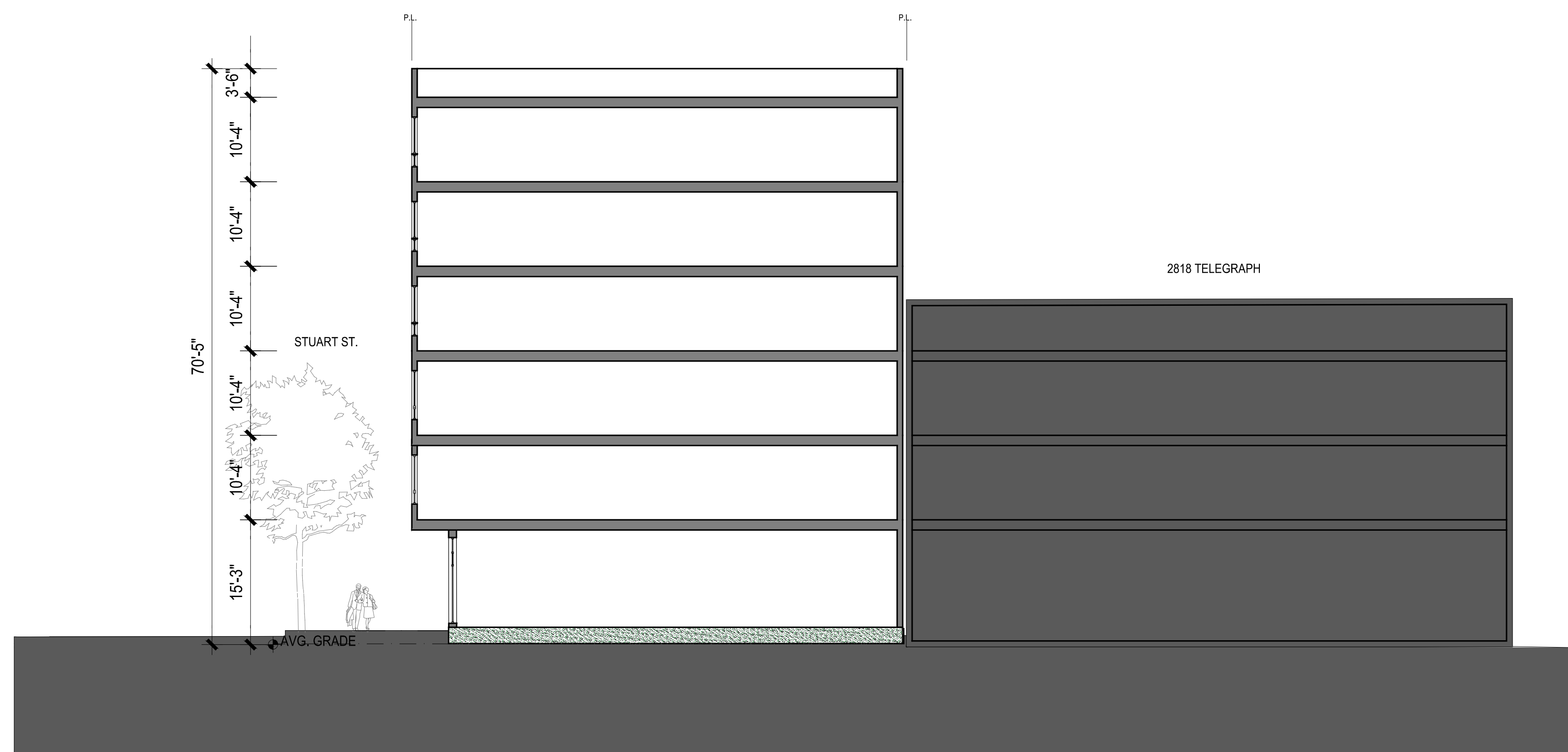
SECTIONS

A2.4



1 EAST WEST SECTION

3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17



2 NORTH SOUTH SECTION

3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17

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JOB: 2140

SHEET:
BUILDING
ELEVATIONS

A3.1



1
A3.1

EAST ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

0 4 8 16

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JOB: 2140

SHEET:

BUILDING
ELEVATIONS

A3.3



1
A3.3 WEST ELEVATION

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JOB: 2140

SHEET:

BUILDING
ELEVATIONS

A3.4



1
A3.4

SOUTH ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36

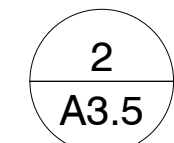
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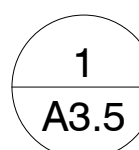
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STREET STRIP ELEVATIONS

A3.5



1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36





4
- TELEGRAPH LOOKING NORTH - AFTER



2
- TELEGRAPH LOOKING SOUTH - AFTER



3
- TELEGRAPH LOOKING NORTH - BEFORE



1
- TELEGRAPH LOOKING SOUTH - BEFORE

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JOB: 2140

SHEET:
PHOTO CONTEXT
VIEWS



4
- STUART LOOKING EAST - AFTER



2
- STUART LOOKING WEST - AFTER



3
- STUART LOOKING EAST - BEFORE



1
- STUART LOOKING WEST - BEFORE

PANORAMIC 2800 TELEGRAPH

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SHEET:

PHOTO CONTEXT
VIEWS

A3.7



1
-
PERSPECTIVE VIEW - TELEGRAPH LOOKING SOUTH WEST

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2800
TELEGRAPH

Berkeley, CA

08.05.2022 ZONING APPLICATION
10.07.2022 ZONING RESUBMISSION
11.11.2022 ZONING RESUBMISSION

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JOB: 2140

SHEET:
CONCEPTUAL
RENDERING

A3.8



1
-
PERSPECTIVE VIEW - TELEGRAPH LOOKING NORTH WEST

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

PANORAMIC
2800
TELEGRAPH

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A3.10

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SHEET:

BUILDING
MAT

MAT



1
MAT

EAST ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



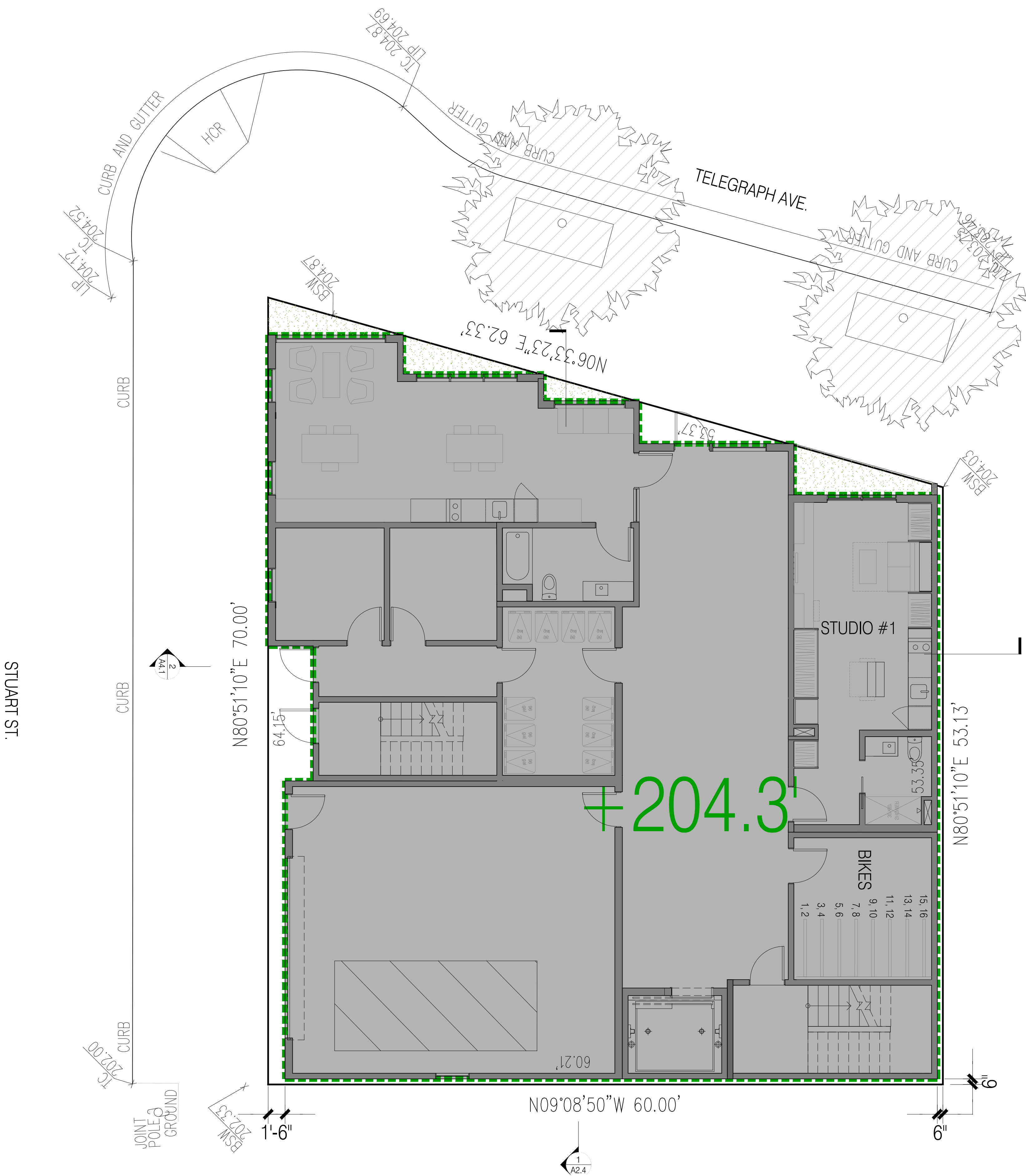
CUT AND FILL CALCULATIONS

	CUT/FILL AREA	AVERAGE CUT/FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	3,411	2	253

EARTHWORK NOTES:

1. EARTHWORK QUATNITY IS A ROUGH ESTIMATE BASED ON A BUILDING PAD ELEVATION 12" BELOW FF OF GROUND FLOOR LEVEL. QUANTITIES MAY VARY DUE TO FINAL STRUCTURAL FOUNDATIONS AND PAVEMENT THICKNESS.

2. EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SOIL SWELLING, TRENCH SPOILS, SITE OVER-EXCAVATION REQUIREMENTS.



1
GROUND LEVEL PLAN
3/16" = 1'-0" @ 24X36

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SHEET:

CONCEPTUAL
GRADING PLAN

Berkeley, CA

L1.0 LANDSCAPE PLAN AT STREETSCAPE
L2.0 LANDSCAPE PLAN AT ROOF DECK
I1.0 HYDROZONE PLAN AT ROOF DECK

1. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. REDIRECT WORK TO AVOID DELAY.
2. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH
3. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL OR CENTERLINE.
4. S.A.D. FOR ALL INFORMATION ON WATERPROOFING, DRAINAGE & GRADING ON STRUCTURES.

SEE L2 FOR GENERAL PLANTING NOTES

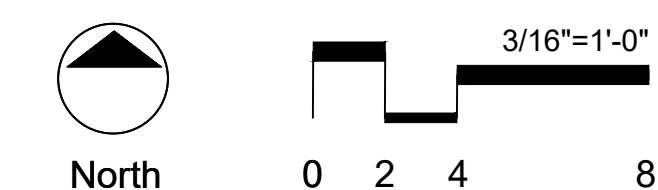
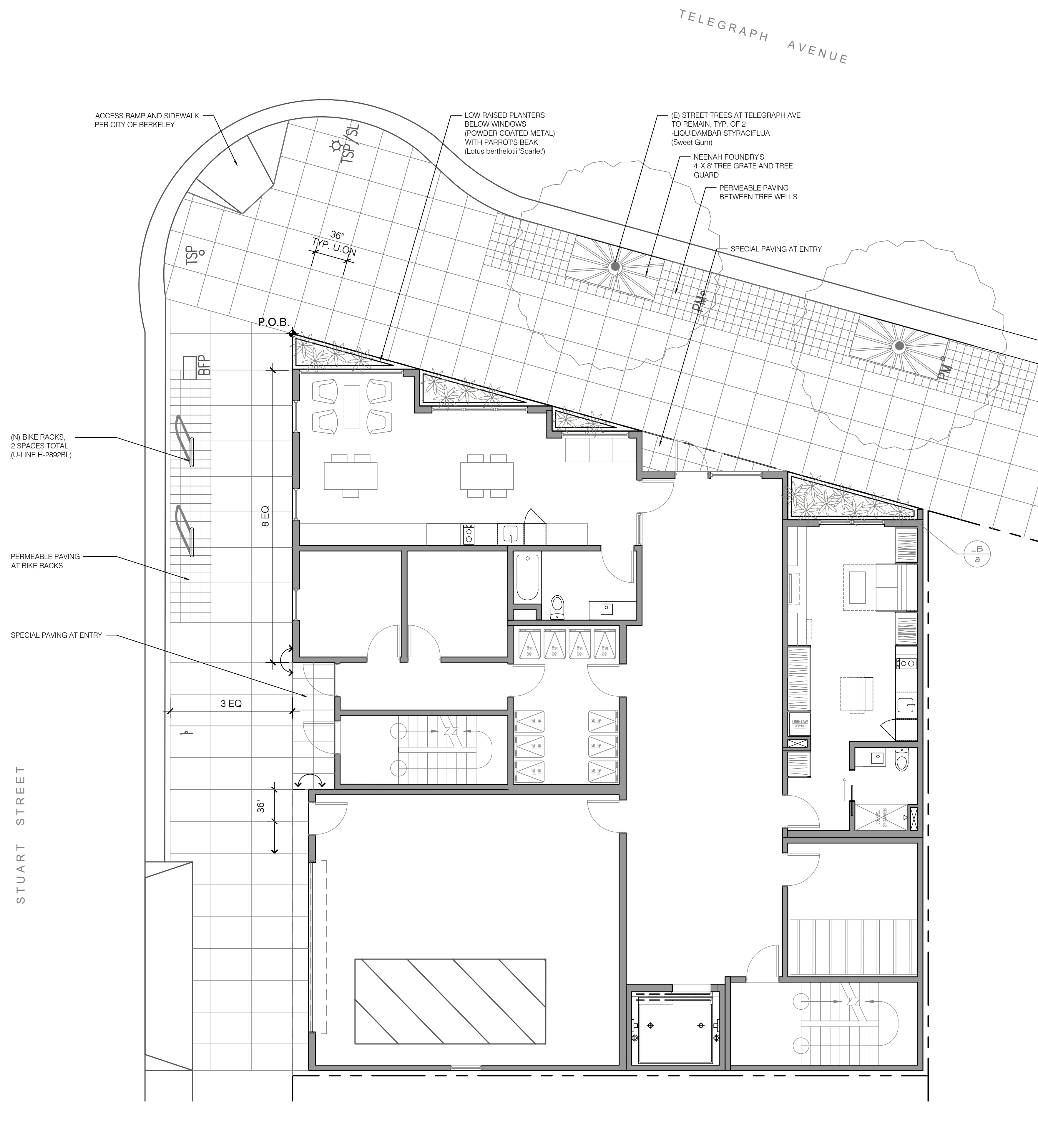
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JOB: _____

SHEET: _____

LANDSCAPE PLAN
AT STREETSCAPE

L1.0





Burgundy Desert Willow (*Chilopsis linearis* 'Burgundy')



Jelly Bean Gold Monkeyflower (*Mimulus* spp.)



California White Sage (*Salvia apiana*)



Canyon Prince Wild Rye (*Leymus condensatus*)



Western Redbud (*Cercis occidentalis*)

Plant List

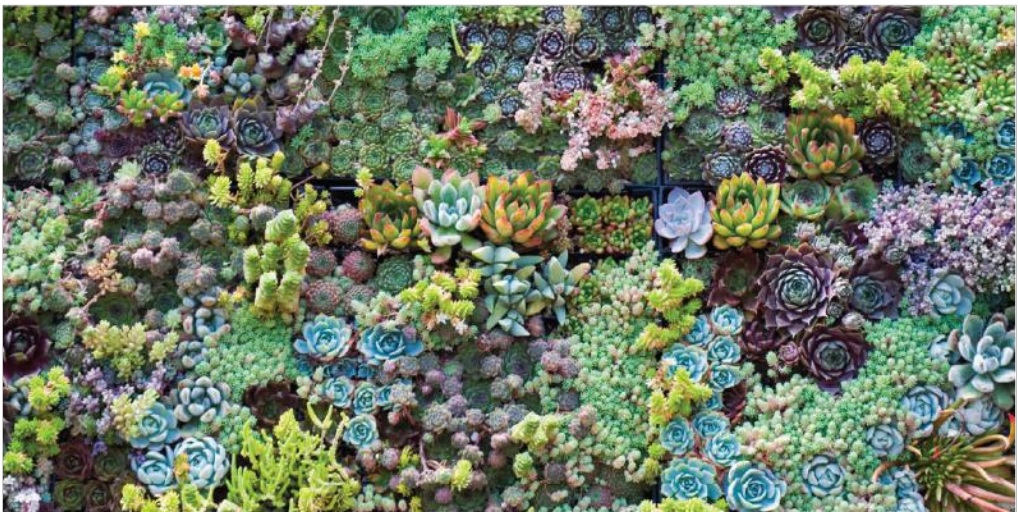
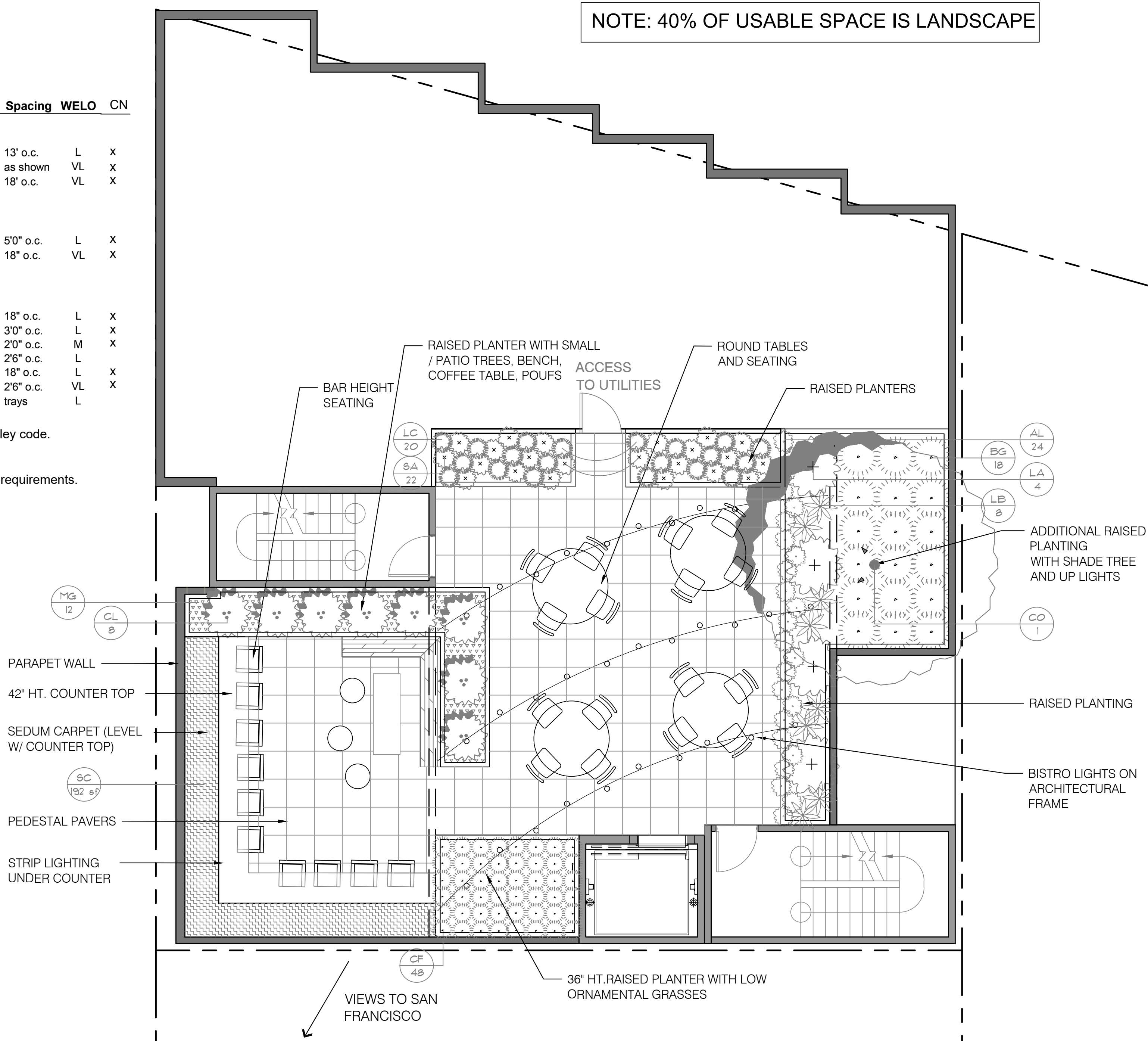
Index	Latin Name	Common Name	Size	Quantity	Unit	Spacing	WELO	CN
Trees								
AH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	24" box	1	ea	13" o.c.	L	X
CL	Chilopsis linearis 'Burgundy'	Burgundy Desert Willow	15 gal	7	ea	as shown	VL	X
CO	Cercis occidentalis	Western Redbud	36" box M1	1	ea	18" o.c.	VL	X
Shrubs								
LA	Lupinus arboreus	Yellow Bush Lupine	1 gal	4	ea	5'0" o.c.	L	X
SA	Salvia apiana	California White Sage	1 gal	22	ea	18" o.c.	VL	X
Groundcovers								
AL	Achillea millefolium 'Little Moonshine'	Little Moonshine Yarrow	1 gal	24	ea	18" o.c.	L	X
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal	18	ea	3'0" o.c.	L	X
CF	Calamagrostis foliosa	Mendocino Reed Grass	1 gal	48	ea	2'0" o.c.	M	X
LB	Lotus berthelotii 'Scarlet'	Scarlet Parrot's Beak	1 gal	8	ea	2'6" o.c.	L	X
LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal	20	ea	18" o.c.	L	X
MG	Mimulus - Jelly Bean Series 'Gold'	Jelly Bean Gold Monkeyflower	1 gal	12	ea	2'6" o.c.	VL	X
SC	Sedum carpet mix	Sedum carpet mix	trays	192 sf	sf		L	

Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.
Note: approximately 80% of specified plants are California native (CN) and wildlife-supporting.
Note: all landscape lighting will comply with the City of Berkeley Dark Skies ordinance and Bird Safe requirements.

GENERAL PLANTING NOTES

6. SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted.
The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where roto-tilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1-inch in diameter removed.
7. SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil per the soils report.
8. TREE PLANTING: Trees shall be planted per detail on plan. Trees shall typically be located a minimum of 3 1/2 feet from curbs, walks, headers, buildings, and overhead structures within the project. Backfill per soils report. Thoroughly water trees immediately after planting.
9. SHRUB PLANTING: The shrubs shall be spotted as per plan, spotted at the shown locations, and approved by Landscape Architect prior to the digging of the holes. Shrub backfill shall be per soils report. Thoroughly water shrubs immediately after planting. Do not plant any shrub within 2 feet of any building wall.
10. MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system is required as

- necessary. No pre-emergence herbicides shall be applied - hand remove weeds. Only organic fertilizers shall be applied such as those specified. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material shall be in a healthy, thriving condition. Integrated pest management practices shall be implemented.
11. SUBSTITUTIONS: Requests for plant substitutions shall be made to the Landscape Architect within 15 days after signing of contract.
 12. GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or subcontractors shall be guaranteed for (1) one year after start of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition, within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.
 13. CLEAN UP: At the end of each work day, at the inspection for substantial completion, and before acceptance of project - clean paved areas that are dirtied or stained by construction operations by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property any debris resulting from construction, and dispose of it legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.
 14. FERTILIZERS: Available from California Organic Fertilizers, Inc. 1-800-269-5690 www.organicag.com.



Sedum carpet behind rail with seating and views to SF



Select path and up lights, Dark Skies / Bird Safe compliant



Bar height seating and round moveable table seating



L-shaped bench seating with planting behind



Little Moonshine Yarrow (*Achillea millefolium*)



Yellow Bush Lupine (*Lupinus arboreus*)



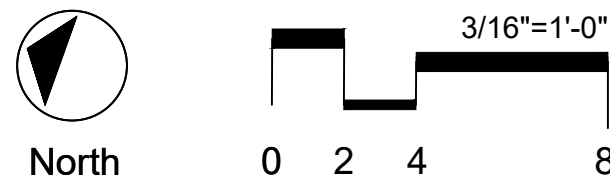
Scarlet Parrot's Beak (*Lotus berthelotii* 'Scarlet')



Blonde Ambition Blue Grama (*Bouteloua gracilis*)



Dining and seating areas framed by raised planters



2800 Telegraph
Ave

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10.07.2022 CITY SUBMITTAL

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JOB:

SHEET:

LANDSCAPE PLAN
AT ROOF DECK

L2.0

2800 Telegraph Ave

Berkeley, CA

10.07.2022 CITY SUBMITTAL

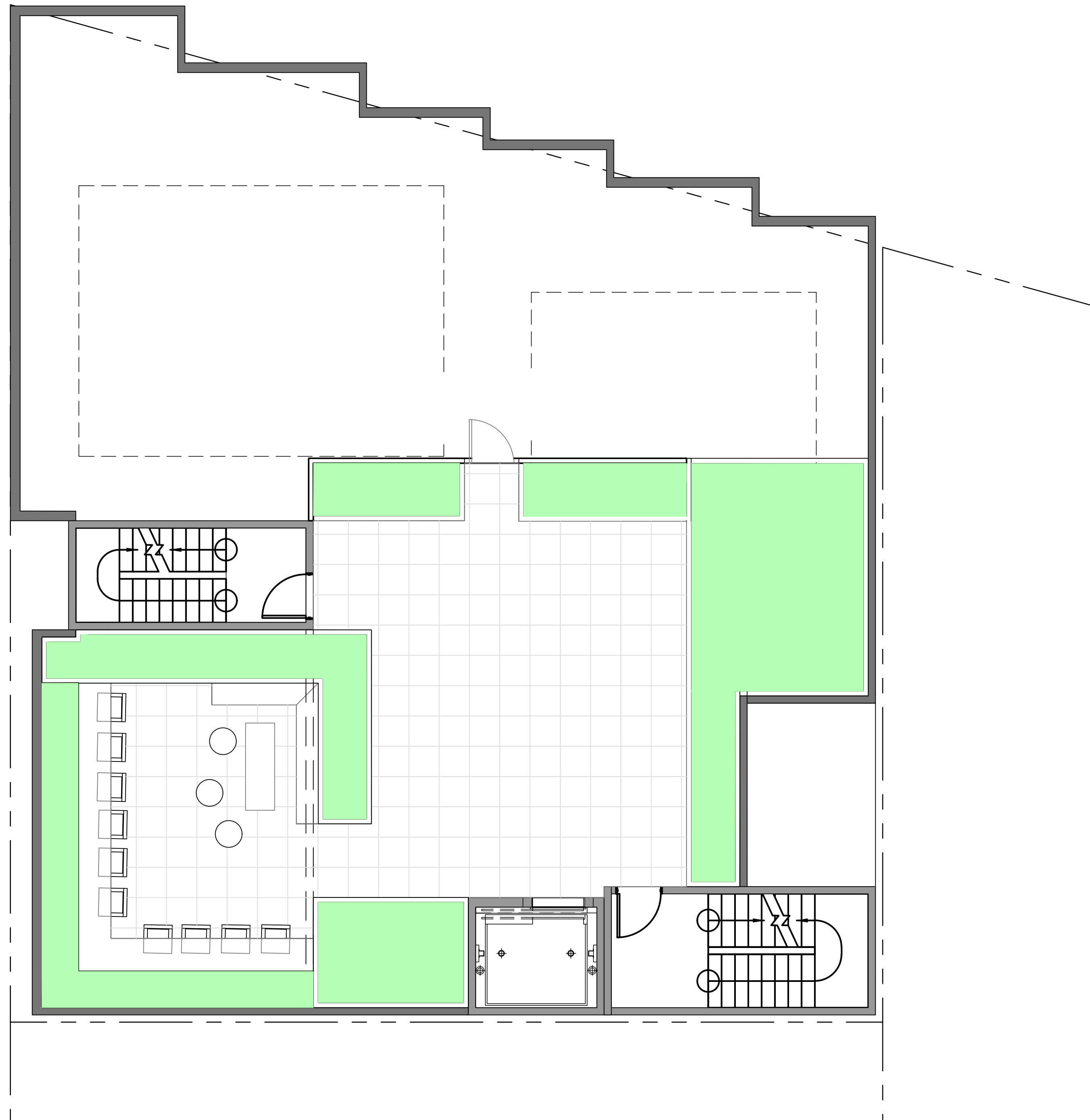
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JOB:

SHEET:

HYDROZONE PLAN
AT ROOF DECK

11.0



Hydrozone Legend

 HZ 1 - Shrub/GC - Sunny - Low

Water Efficient Landscape Worksheet

California Water Efficient Landscape Worksheet - 2800 Telegraph							
Reference Evapotranspiration (E _T)	41.8		Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
HZ 1 - Shrub/GC - Sunny - L	0.2	Drip	0.81	0.25	638	158	4083
			0.75	0.00		0	0
Totals					638	158	4083
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
Totals					0	0	0
						ETWU Total	4083
Maximum Allowed Water Allowance (MAWA) ^e							9094

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	158
Total Area	638
Average ETAF	0.25

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total Landscape Area: 638 SQ. FT.

North

